2 Mark St, 1-3 Marsden St, Lidcombe

DEVELOPMENT APPLICATION

Residential Flat Building
2 Mark St, 1-3 Marsden St, Lidcombe

DEVELOPMENT SUMMARY

SITE AREA			2 441 m2 (approx.)
FSR CALCULATION	Permissible max. FSR	=	5 : 1
PROPOSED FLOOR AREA	Ground Floor		1,117.65 m2
	Level 1-3		1,234.28 m2 x 3 = 3,702.84 m2
	Level 4-7		1,207.27 m2 x 4 = 4,829.08 m2
	Level 8		1,051.47 m2
	Level 9		1,010.33 m2
	TOTAL PROPOSED AREA		**11,711.37 m2 (FSR 4.8 : 1)**
BUILDING HEIGHT	Permissible	=	32 m
	Proposed	=	33 m to the top of lift overun

BUILDING SETBACKS (ABOVE GROUND) :

Corner setback (Mark St & Marsden St) - Southern and Western	4 m
Eastern setback	0 m (to boundary)
Northern setback (Marsden Lane) :	Ground - Level 3 = 3m - 6m setback and 6.05m to the laneway centreline Level 4-7 = 6m setback and 9.05m to the laneway centreline Level 8-9 = 9m setback and 12.05m to the laneway centreline

BASEMENT SETBACKS :	6m setback at North Eastern corner (deep soil)
COMMERCIAL AREAS	540.23 m2
DEEP SOIL AREA	200 m2 (8.2%)
LANDSCAPED AREAS	400.57 m2 (16.41%)
COMMON OPEN SPACE	611.17 m2 (25%) at rooftop terrace

PARKING CALCULATION - (Auburn DCP 2010)

No.of Bedrooms	Min. No. of Parking		Max. No. of Parking	
1BR - 63 units	63 x 1 space	= 63 spaces	63 x 1 space	= 63 spaces
2BR - 74 units	74 x 1.2 spaces	= 89 spaces	74 x 3 spaces	= 222 spaces
3BR - 12 units	12 x 1.5 spaces	= 18 spaces	12 x 4 spaces	= 48 spaces
Visitor (101-250 units)	12 spaces		55 spaces	
Commercial	(1 space/60m^2)	= 9 spaces	(4 spaces/40m^2)	= 54 spaces

Minimum required car spaces based on **Auburn DCP 2010** :
- 170 residents parking
- 12 visitor parking
- 9 commercial parking

PARKING CALCULATION
(ADG & Guide to Traffic Generating Developments) - CBD Centres

0.4 x 1BR = 0.4 x 63 = 26 car spaces
0.7 x 2BR = 0.7 x 74 = 52 car spaces
1.2 x 3BR = 1.2 x 12 = 15 car spaces
149 units / 7 = 22 visitor car spaces

Minimum required car spaces based on **Guide to Traffic Generating Developments** :
- 93 residents parking
- 22 visitor parking

In reference to two parking controls comparison above, **the provided car spaces** =
- 218 residents parking
- 13 visitor parking
- 9 commercial parking

- Bicycle parking (min. 1 space/5 units) = 30 spaces (provided)
- Storage cages = 268 cages

Unit Mix / Yield

	1BR	2BR	3BR	Total
Ground	1 units (1AD)	--	3 units (1AD)	4 units
L1-3	30 units (6AD)	24 units	--	54 units
L4-7	32 units (4AD)	32 units	4 units	68 units
L8	--	10 units (1AD)	4 units	14 units
L9	--	8 units (2AD)	1 unit	9 units
Total	63 units (42.3%)	74 units (49.7%)	12 units (8%)	149 units (100%)

* 15 Adaptable-Livable Units provided (10%) & extra 15 Livable Units provided (10%)

Basix Building Fabric Requirements: 2 Mark St and 1-3 Marsden St

Element	Material Type	Detail
External walls	Hebel Powerpanel + R2.0 Insulation + PB	Dark colour
Internal walls	Plasterboard on studs	Intra-tenancy walls
	Hebel Powerpanel + R2.0 Insulation + PB	Inter-tenancy walls
Windows	ALM-002-01 A Aluminium B SG Clear	NFRC Glazing System values: ⇒ U ≤ 6.70 and SHGC = 0.70 (± 10%)
	Aluminium B SG High Solar Gain Low-E	NFRC Glazing System values: ⇒ U ≤ 5.40 and SHGC = 0.58 (± 10%) Modifying units: 1.01, 1.14, 2.01, 2.14, 3.01, 3.14, 8.04, 8.05, 8.12, 8.13, 8.14
Skylights	Single Glazed Clear	
Downlights	Deafuilt as BASIX protocol	Sealed option
Floor	Concrete slab	Tile (kitchen & wet) Laminated Timber (bedrooms and living)
	Concrete slab + R1.0 Insulation (Below car park and outside air)	To basement, outside air, carpark
Ceiling + Roof	Concrete Concrete +R3.0 Insulation (top level)	Light colour

Drawing Schedule

01	Cover Sheet
02	Street Views (Existing & Future Context)
03	Site Analysis 01
04	Site Analysis 02
05	Basement 4 Plan
06	Basement 3 Plan
07	Basement 2 Plan
08	Basement 1 Plan
09	Site Plan
10	Ground Fl Plan
11	Level 1-3 Plan (Typical)
12	Level 4-7 Plans (Typical)
13	Level 8 Plan
14	Level 9 Plan
15	Roof Plan
16	Top Roof Plan
17	South Elevation
18	North Elevation - Marsden St
19	West Elevation - Mark St
20	East Elevation
21	Section A
22	Section B
23	Section C
24	Shadow Diagrams (Existing Context)
25A	Shadow Diagrams (Winter Solstice) - 09AM-12PM
25B	Shadow Diagrams (Winter Solstice) - 1PM-3PM
25C	Current Solar Access to Existing 10-14 Marsden St
25D	Shadow Impact to 10-14 Marsden St (Winter Solstice)
25E	Indicative Future Context of 10-14 Marden St
25F	Shadow Impact to 10-14 Marsden St (FUTURE CONTEXT)
25G	Shadow Impact to 4-14 Mark St (Winter Solstice)
25H	Shadow Impact to 4-14 Mark St (Winter Solstice)
25I	FUTURE CONTEXT
25J	Shadow to Future 10-14 Marsden St
25K	Shadow to Future 10-14 Marsden St
26	GFA Calculation
27	Solar & Cross Ventilation Diagrams 01
28	Solar & Cross Ventilation Diagrams 02

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DA-D	DRAWINGS AMENDED AS PER JRPP COMMENTS.	27/06/2018	Y T	AHM
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DA-A	ISSUED FOR DEVELOPMENT APPLICATION	21/11/2017	Y T	AHM

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Development Application

Original Design:
Zhinar Architects

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NORTH:

SHEET TITLE:
Cover Sheet

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Residential Flat Building
2 Mark St, 1-3 Marsden St
Lidcombe, NSW 2141

JOB No.: 8539 DA - D:01

ISSUE: D

STREET VIEWS - EXISTING CONTEXT

STREET VIEWS - FUTURE CONTEXT

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DA-D	DRAWINGS AMENDED AS PER JRPP COMMENTS. 22/06/2018	Y T	AHM
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NORTH:

SHEET TITLE:
Street Views (Existing & Future Context)

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Residential Flat Building
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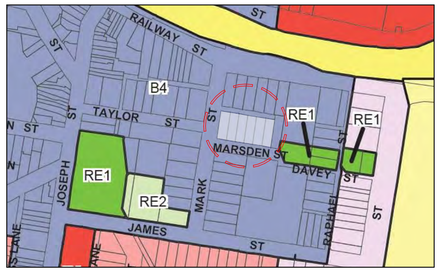
Lidcombe, NSW 2141

JOB No.: 8539 DA - D:02

ISSUE: D

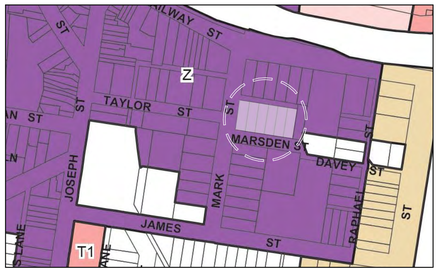


1 LAND ZONING MAP — B4 -- Mixed Used

Source: Auburn LEP 2010

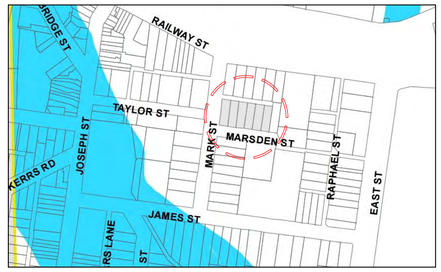
2 HEIGHT OF BUILDING — Max. height = 32 m

Source: Auburn LEP 2010



3 FLOOR SPACE RATIO — Max. FSR = 5:1

Source: Auburn LEP 2010



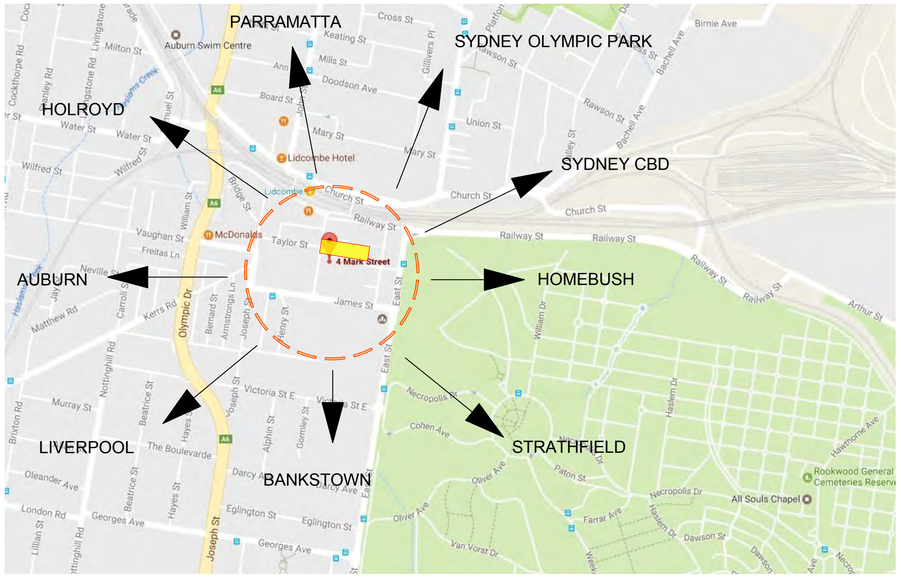
4 FLOOD PLANNING AREA — (Not affected)

Mixed Use (B4)

Max Height 38m

FSR 5 : 1

Flood Planning Area



Source: Google Maps

Source: Google Maps

Site

Bus Stop (closest to site)

Lidcombe Town Centre

Lidcombe Train Station

Public park - Remembrance Park

Arterial road

Sub-arterial roads

PROXIMITY TO LOCAL AMENITIES

To transport node
- Auburn train station is 250m from the site
- Bus stops available at Railway St (in front of train station), corner of James St and Henry St, and at East St.

To educational facilities
- St Joachim Catholic school is 350m from the site
- Lidcombe Public School is 700m from site

To town centre
- Auburn town centre is 120m from the site

To public open space
- Remembrance park is 150m from the site

To medical centre / hospital
- Lidcombe Medical & Health Centre is 650m from site

To community facilities
- Lidcombe public library is 350m from site
- Dooleys Lidcombe Club is 600m from site

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DA-D	DRAWINGS AMENDED AS PER JRPP COMMENTS.	22/06/2018	Y T	AHM
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Development Application

Original Design:
Zhinar Architects

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Site Analysis 01

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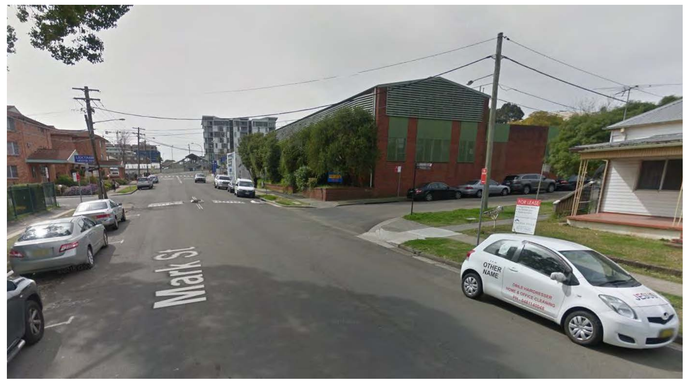
Lidcombe, NSW 2141

JOB No.: 8539 DA - D:03

ISSUE: D

SITE ANALYSIS



3. Mark St - Looking North

SOURCE: GOOGLE STREET VIEW

4. Site : 4-8 Mark St

SOURCE: GOOGLE STREET VIEW

5. Site : 10-14 Mark St

SOURCE: GOOGLE STREET VIEW

1. Corner of Mark St & Marsden St

SOURCE: GOOGLE STREET VIEW

2. Mark St - Looking south

SOURCE: GOOGLE STREET VIEW

6. Corner of Mark St & James St

SOURCE: GOOGLE STREET VIEW

ISSUE	AMENDMENT	DATE	BY	CHECKED
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NORTH:

SHEET TITLE:
Site Analysis 02

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Residential Flat Building
2 Mark St, 1-3 Marsden St
Lidcombe, NSW 2141

JOB No.: 8539 DA - D:04

ISSUE: D

REVISION - D :

- PROVIDE 6m SETBACK AT REAR (NORTH EASTERN) FOR DEEP SOIL. CAR PARKING LAYOUT & NUMBER UPDATED.
- EXISTING NEIGBORING TREE AT MARSDEN LANE CUL-DE-SAC CONFIRMED CAN BE RETAINED.

278° 20' 24" 69.035m

188° 3' 22" 35.355m

8° 3' 22" 35.355m

98° 20' 24" 69.035m

6 000 SETBACK

BASEMENT PARKING -4
66 CAR SPACES, 63 CAGES

RL 9 250

RL 9 000

25.00 %

12.50 %

+9 000

ISSUE	AMENDMENT	DATE	DRAWN	CHECKED
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Development Application

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NORTH:

SHEET TITLE:
Basement 4 Plan

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Residential Flat Building
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Lidcombe, NSW 2141

JOB No.: 8539 DA - D:05

ISSUE: D

REVISION - D :

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278° 20' 24" 69.035m

188° 3' 22" 35.355m

8° 3' 22" 35.355m

98° 20' 24" 69.035m

6 000 SETBACK

BASEMENT PARKING -3
64 CAR SPACES, 74 CAGES

+12 000

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DA-A	ISSUED FOR DEVELOPMENT APPLICATION	21/11/2017	Y T	AHM
ISSUE	AMENDMENT	DATE	DRAWN	CHECKED

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Development Application

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NORTH:

SHEET TITLE:
Basement 3 Plan

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Residential Flat Building

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Lidcombe, NSW 2141

JOB No.: 8539 DA - D:06

ISSUE: D

REVISION - D :

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278° 20' 24" 69.035m

188° 3' 22" 35.355m

8° 3' 22" 35.355m

98° 20' 24" 69.035m

6 000 SETBACK

BASEMENT PARKING -2
64 CAR SPACES, 74 CAGES

+15 000

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DA-B	DRAWINGS AMENDED. ISSUED FOR COUNCIL REVIEW.	13/04/2018	Y T	AHM
DA-A	ISSUED FOR DEVELOPMENT APPLICATION	21/11/2017	Y T	AHM
ISSUE	AMENDMENT	DATE	DRAWN	CHECKED

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SHEET TITLE:
Basement 2 Plan

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Residential Flat Building

2 Mark St, 1-3 Marsden St
Lidcombe, NSW 2141

JOB No.: 8539 DA - D:07

ISSUE: D

REVISION - D :

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278° 20' 24" 69.035m

188° 3' 22" 35.355m

8° 3' 22" 35.355m

98° 20' 24" 69.035m

6 000 SETBACK

SECURED BOOMGATE (ACCESS FOR RESIDENTS ONLY)

SWIPE PASS

5% RAMP

7% RAMP

+18 000

+18 450

RESIDENTIAL BIN ROOM

WASTE 120L/UNIT/WK = 18000L = 17 x 1100L BINS
RECYCLE 80/UNIT/WK = 12000L = 11 x 1100L BINS

CAFE/WATER TOILET

PLATFORM BIN HOIST

BASEMENT PARKING -1
46 CAR SPACES, 57 CAGES

OSD TANK AREA
(LOW CLEARANCE AREA)

CAR WASH BAY

PUMP ROOM
20.42 m²

RL 18 900
RL 17 750
RL 18 702
RL 18 452

12.50 %
25.00 %
12.50 %

COMMERCIAL
VISITOR
STO

DA-D	DRAWINGS AMENDED AS PER JRPP COMMENTS.	22/06/2018	Y T	AHM
DA-C	DRAWINGS AMENDED AS PER COUNCIL RFI - MAY '18. AMENDMENTS SHOWN CLOUDED.	23/05/2018	Y T	AHM
DA-B	DRAWINGS AMENDED. ISSUED FOR COUNCIL REVIEW.	13/04/2018	Y T	AHM
DA-A	ISSUED FOR DEVELOPMENT APPLICATION	21/11/2017	Y T	AHM
ISSUE	AMENDMENT	DATE	DRAWN	CHECKED

Drawing is NOT VALID or issued for use, unless checked.

Development Application

Original Design:
Zhinar Architects

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GENERAL NOTES:
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NORTH:

SHEET TITLE:
Basement 1 Plan

DESIGNED:	DRAWN:	COMMENCED:	SCALE:	PRINT:
AHM	Y T	May 2017	1:100@A1 1:200@A3 or as noted	A3 SHEET

L.G.A: Cumberland Council

PLOT: Friday, 22 June 2018 2:28 PM

zhinar ARCHITECTS
Zhinar Architects Pty Ltd ABN: 28 495 869 790
Suite 1 Level 2, 2 Rowe Street (Cnr Ryedale Road), Eastwood NSW 2122
PH: (+61 2) 8893 8888 WEB: www.zhinar.com.au

Residential Flat Building
2 Mark St, 1-3 Marsden St
Lidcombe, NSW 2141
JOB No.: 8539 DA - D:08

ISSUE: D

MARSDEN LANE
276° 20' 24" 69.035m
MALE TOILET
FEMALE TOILET
P.O.S
62.59 m²
P.O.S
25.61 m²
P.O.S
56.3
COMMERCIAL
RL 20.000
COMMERCIAL FOYER
Ground FL.
RL 21.000
ROLLER DOOR
RL 21.300
COMM. WASTE ROOM
RL 21.165
TRUCK STANDING BAY
SRV LOADING BAY
ACOUSTIC WALL FOR NOISE MITIGATION TO MANUFACTURER'S DETAIL
UNIT G.01
1BED
50.40 m²
UNIT G.02
1BED
50.40 m²
UNIT G.03
3BED+STUDY
116.00 m²
UNIT G.04
3BED+STUDY
120.00 m²
(ADAPTABLE & LIVABLE)
STUDY
LINEN
STD / PANTRY
1540 X 2170 min
SWITCH ROOM
16.40 m²
Foyer A
Ground FL.
RL 21.000
BIN STANDING ROOM
59.40 m²
Foyer B
Ground FL.
RL 21.000
RL 21.165
RL 21.300
RL 21.500
RL 21.800
RL 22.000
RL 22.300
RL 22.500
RL 22.800
RL 23.000
RL 23.300
RL 23.500
RL 23.800
RL 24.000
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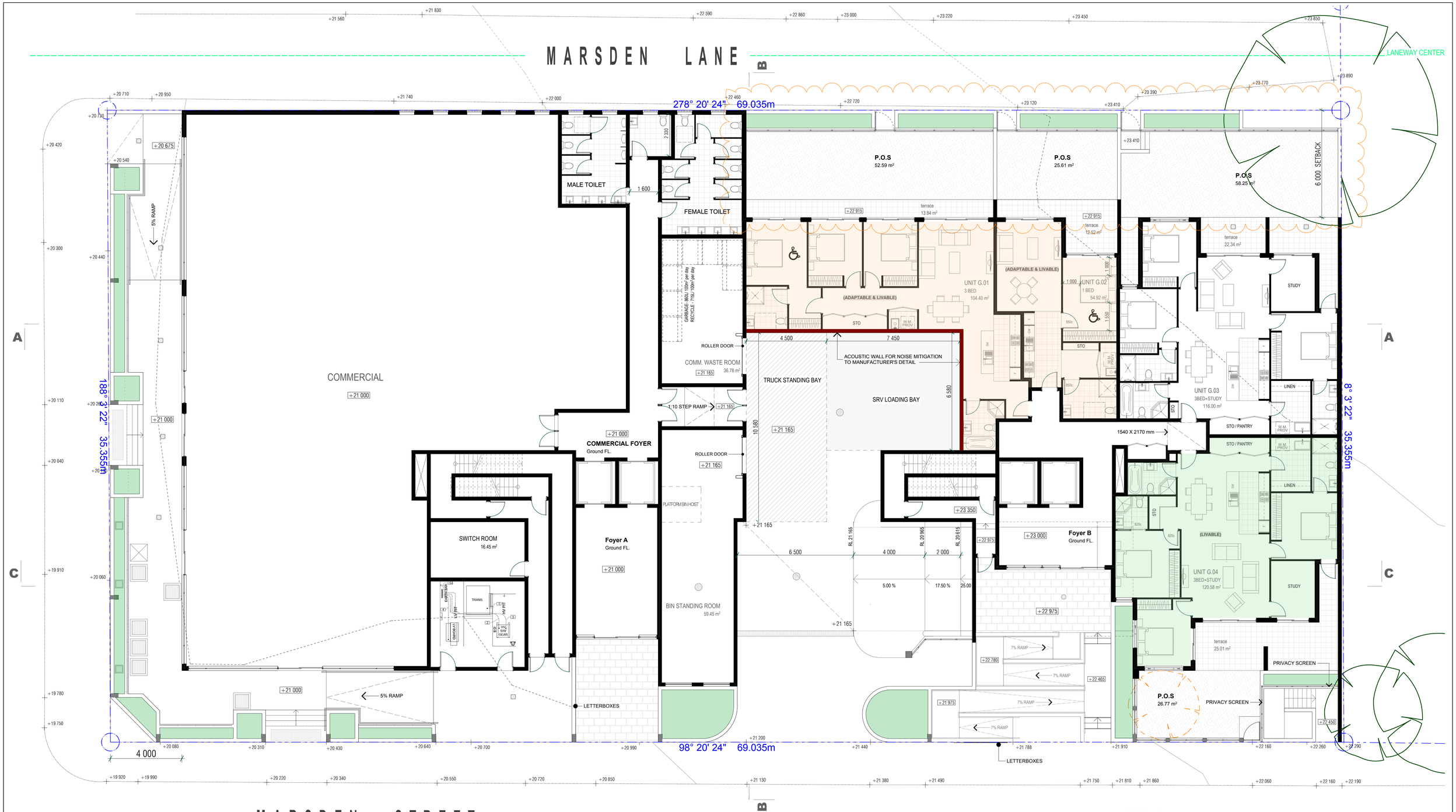
RL 26.000
RL



ADAPTABLE & LIVABLE UNIT

LIVABLE UNIT

REVISION - D :

- PROVIDE 6m SETBACK AT REAR (NORTH EASTERN) FOR DEEP SOIL. CAR PARKING LAYOUT & NUMBER UPDATED.
- EXISTING NEIGBORING TREES AT 5 MARSDEN ST CONFIRMED CAN BE RETAINED.

ISSUE	AMENDMENT	DATE	DES	CHK
DA-D	DRAWINGS AMENDED AS PER JRPP COMMENTS.	27/06/2018	Y T	AHM
DA-C	DRAWINGS AMENDED AS PER COUNCIL RFI - MAY '18. AMENDMENTS SHOWN CLOUDED.	23/05/2018	Y T	AHM
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DA-A	ISSUED FOR DEVELOPMENT APPLICATION	21/11/2017	Y T	AHM

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Development Application

Original Design:
Zhinar Architects

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NORTH:

SHEET TITLE:
Ground Fl Plan

DESIGNED:	DRAWN:	COMMENCED:	SCALE:	PRINT:
AHM	Y T	May 2017	1:100@A1 1:200@A3 or as noted	A3 SHEET

L.G.A: Cumberland Council

PLOT: Wednesday, 27 June 2018 3:31 PM

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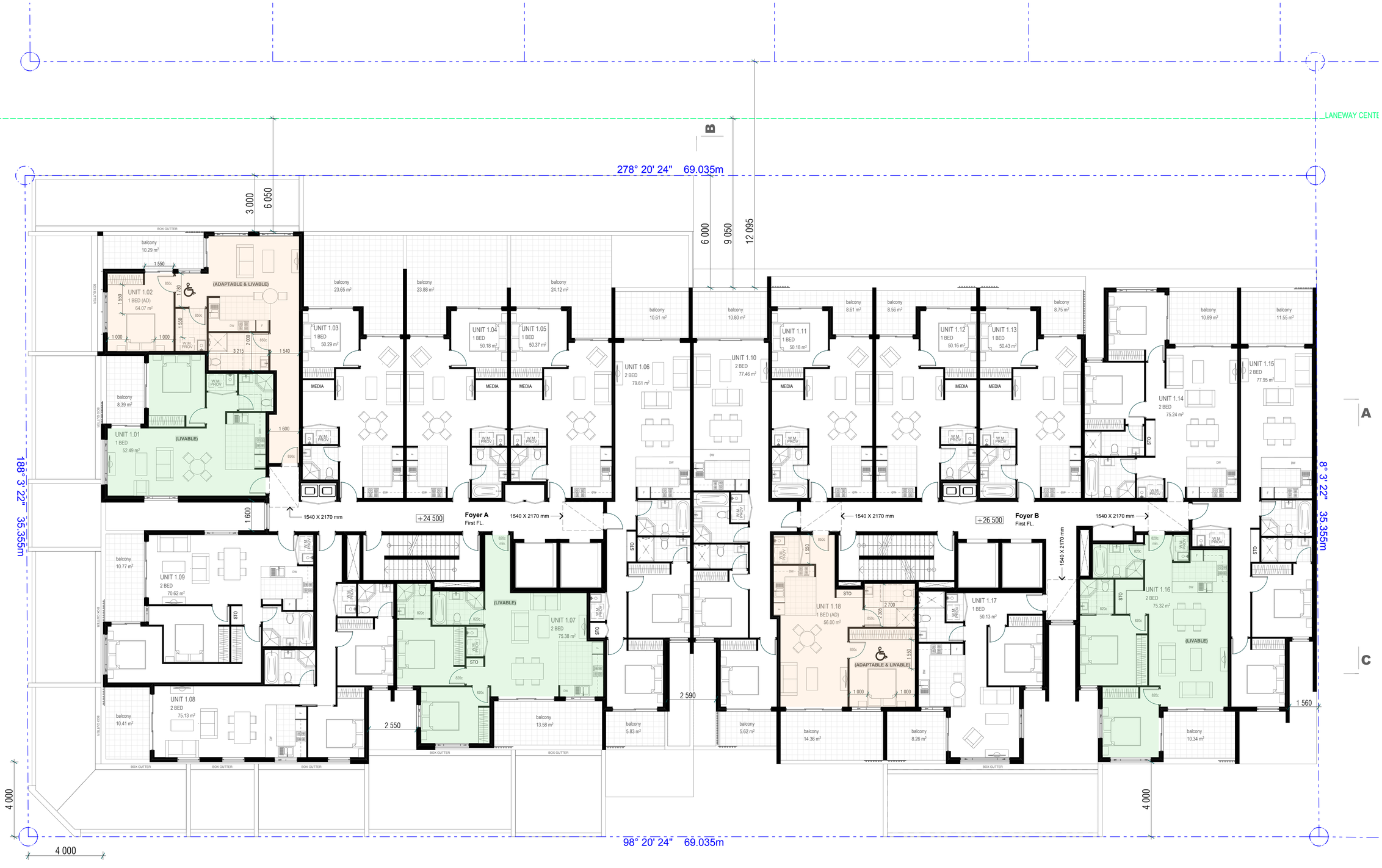
PH: (+61 2) 9860 8988 WEB: www.zhinar.com.au

Residential Flat Building
2 Mark St, 1-3 Marsden St
Lidcombe, NSW 2141

JOB No.: 8539 DA - D:10

ISSUE: D



ADAPTABLE & LIVABLE UNIT

LIVABLE UNIT

ISSUE	AMENDMENT	DATE	DRAWN	CHECKER
DA-D	DRAWINGS AMENDED AS PER JRPP COMMENTS.	22/06/2018	Y T	AHM
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DA-A	ISSUED FOR DEVELOPMENT APPLICATION	21/11/2017	Y T	AHM

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Development Application

Original Design:
Zhinar Architects

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NORTH:

SHEET TITLE:
Level 1-3 Plan (Typical)

DESIGNED:	DRAWN:	COMMENCED:	SCALE:	PRINT:
AHM	Y T	May 2017	1:100@A1 1:200@A3 or as noted	A3 SHEET

L.G.A: Cumberland Council

PLOT: Friday, 22 June 2018 2:26 PM

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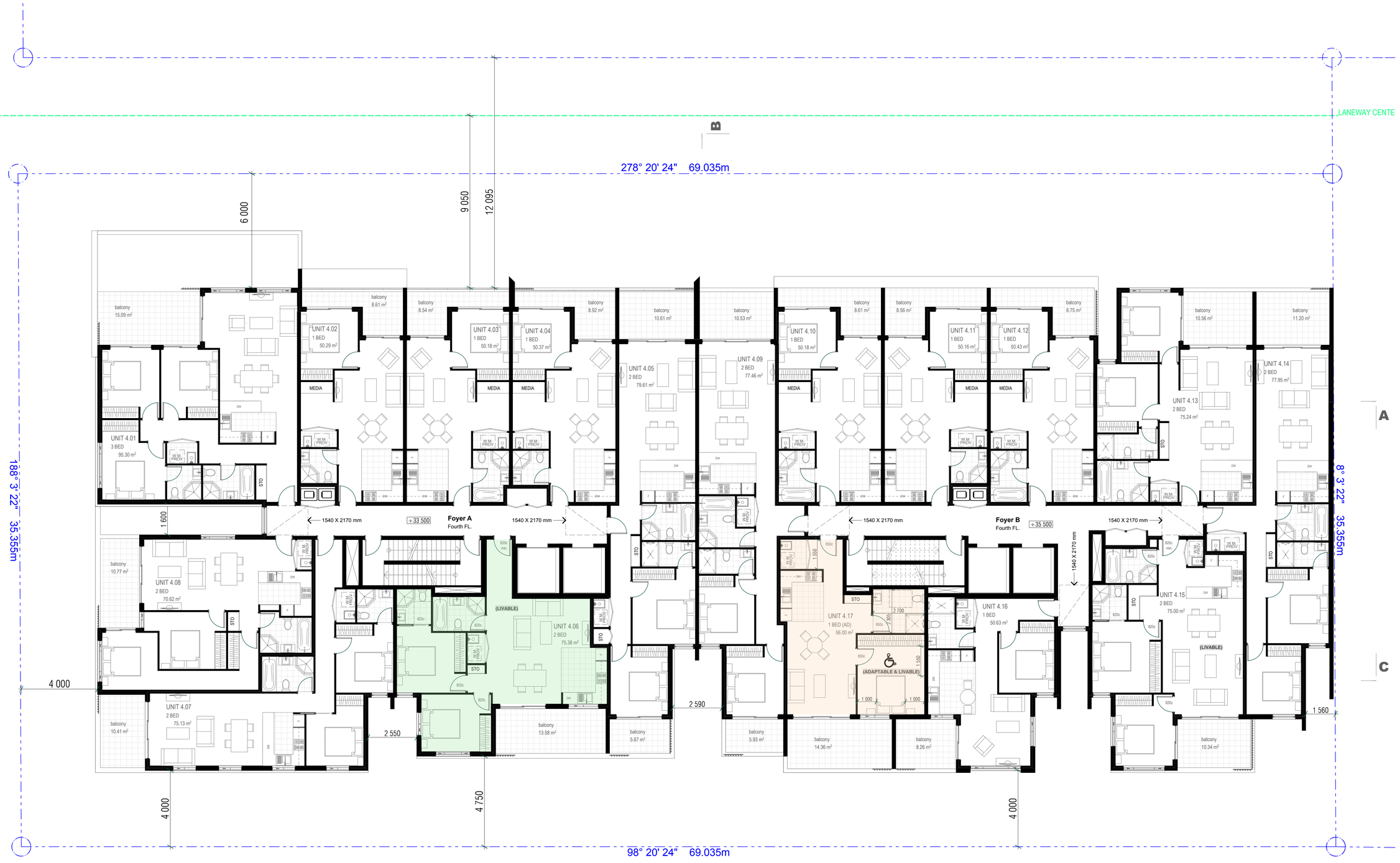
Residential Flat Building
2 Mark St, 1-3 Marsden St
Lidcombe, NSW 2141
JOB No.:
8539 DA - D:11

ISSUE:
D



ADAPTABLE & LIVABLE UNIT

LIVABLE UNIT

ISSUE	AMENDMENT	DATE	DRAWN	CHECKED
DA-D	DRAWINGS AMENDED AS PER JRPP COMMENTS.	22/06/2018	Y T	AHM
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DA-A	ISSUED FOR DEVELOPMENT APPLICATION	21/11/2017	Y T	AHM

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Development Application

Original Design:
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NORTH:

SHEET TITLE:
Level 4-7 Plans (Typical)

DESIGNED:	DRAWN:	COMMENCED:	SCALE:	PRINT:
AHM	Y T	May 2017	1:100@A1 1:200@A3 or as noted	A3 SHEET

L.G.A: Cumberland Council

PLOT: Friday, 22 June 2018 2:26 PM

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Residential Flat Building

2 Mark St, 1-3 Marsden St
Lidcombe, NSW 2141

JOB No.:
8539 DA - D:12

ISSUE:
D

ADAPTABLE & LIVABLE UNIT

LIVABLE UNIT

ISSUE	AMENDMENT	DATE	DRAWN	CHECKED
DA-D	DRAWINGS AMENDED AS PER JRPP COMMENTS.	22/06/2018	Y T	AHM
DA-C	DRAWINGS AMENDED AS PER COUNCIL RFI - MAY '18. AMENDMENTS SHOWN CLOUDED.	23/05/2018	Y T	AHM
DA-B	DRAWINGS AMENDED. ISSUED FOR COUNCIL REVIEW.	13/04/2018	Y T	AHM
DA-A	ISSUED FOR DEVELOPMENT APPLICATION	21/11/2017	Y T	AHM

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Development Application

Original Design:
Zhinar Architects

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NORTH:

SHEET TITLE:
Level 8 Plan

DESIGNED:	DRAWN:	COMMENCED:	SCALE:	PRINT:
AHM	Y T	May 2017	1:100@A1 1:200@A3 or as noted	A3 SHEET

L.G.A: Cumberland Council

PLOT: Friday, 22 June 2018 2:26 PM

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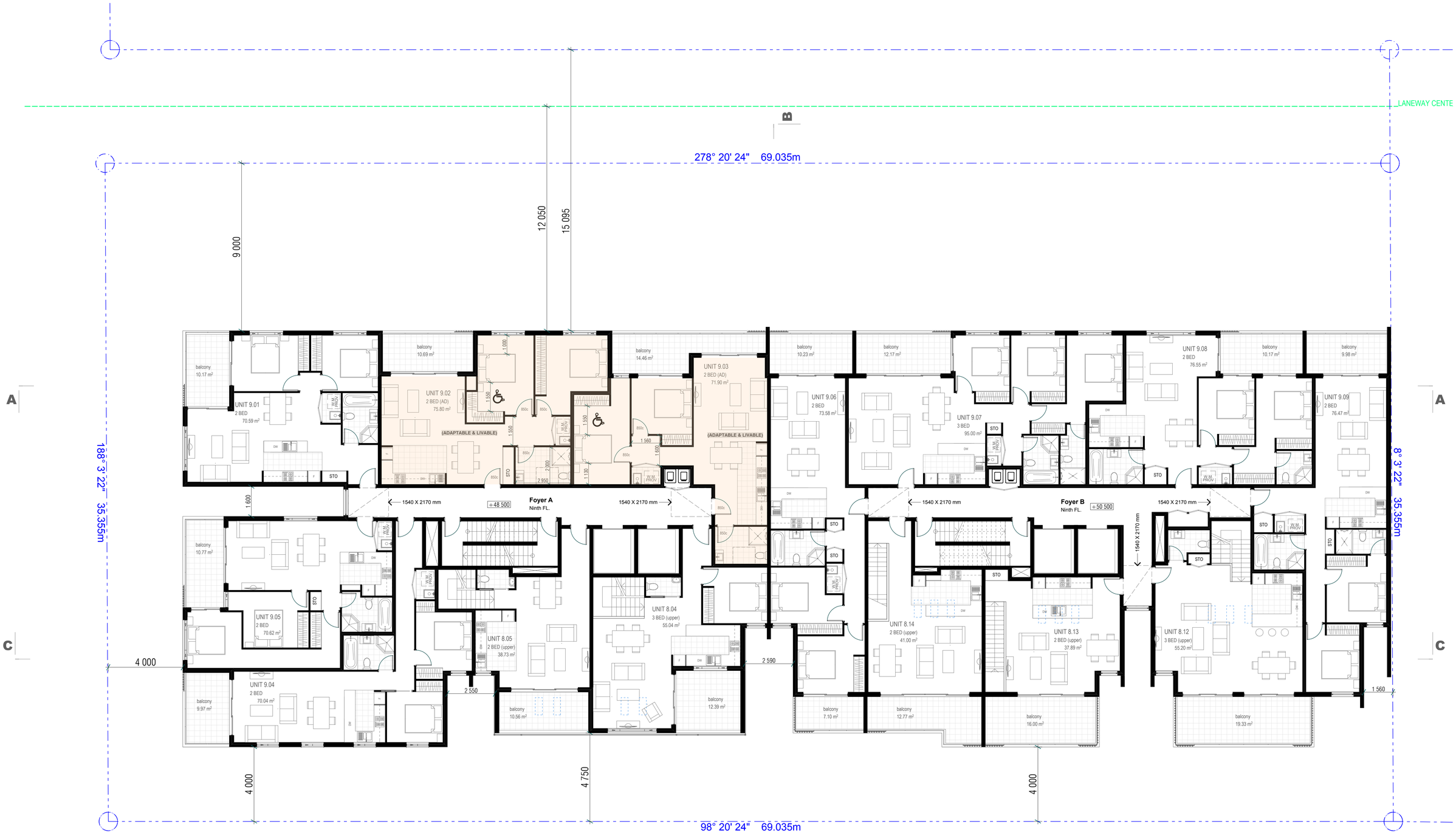
Residential Flat Building
2 Mark St, 1-3 Marsden St
Lidcombe, NSW 2141
JOB No.: 8539 DA - D:13

ISSUE: D



ADAPTABLE & LIVABLE UNIT

LIVABLE UNIT

ISSUE	AMENDMENT			
DA-D	DRAWINGS AMENDED AS PER JRPP COMMENTS.	22/06/2018	Y T	AHM
DA-C	DRAWINGS AMENDED AS PER COUNCIL RFI - MAY '18. AMENDMENTS SHOWN CLOUDED.	23/05/2018	Y T	AHM
DA-B	DRAWINGS AMENDED. ISSUED FOR COUNCIL REVIEW.	13/04/2018	Y T	AHM
DA-A	ISSUED FOR DEVELOPMENT APPLICATION	21/11/2017	Y T	AHM

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Development Application

Original Design:
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NORTH:

SHEET TITLE:
Level 9 Plan

DESIGNED:	DRAWN:	COMMENCED:	SCALE:	PRINT:
AHM	Y T	May 2017	1:100@A1 1:200@A3 or as noted	A3 SHEET

L.G.A: Cumberland Council

PLOT: Friday, 22 June 2018 2:26 PM

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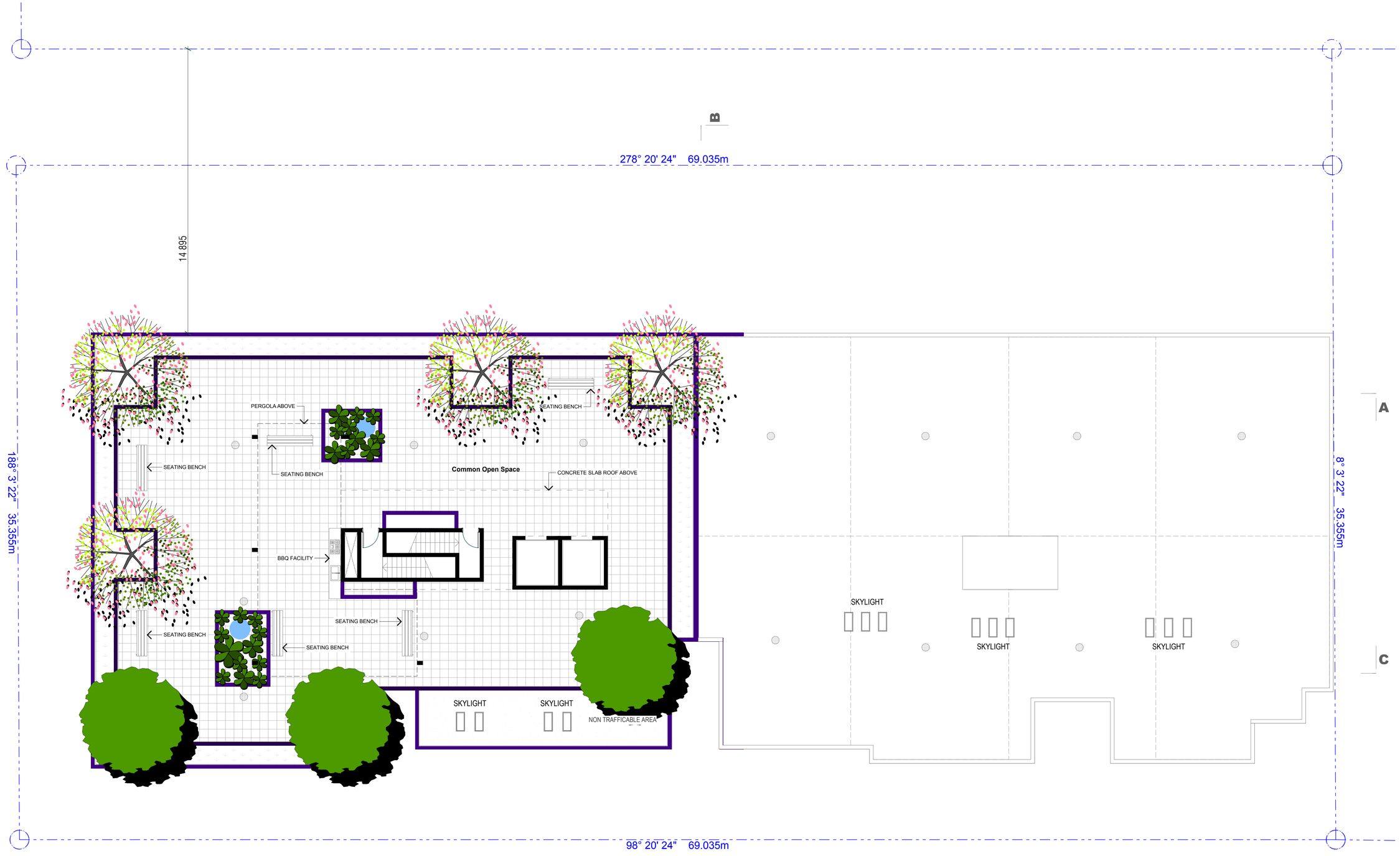
Residential Flat Building

2 Mark St, 1-3 Marsden St
Lidcombe, NSW 2141

JOB No.: 8539 DA - D:14

ISSUE: D



ISSUE	AMENDMENT	DATE	DRAWN	CHECKED
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Development Application

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NORTH:

SHEET TITLE:
Roof Plan

DESIGNED:	DRAWN:	COMMENCED:	SCALE:	PRINT:
AHM	Y T	May 2017	1:100@A1 1:200@A3 or as noted	A3 SHEET

L.G.A: Cumberland Council

PLOT: Friday, 22 June 2018 2:26 PM

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Residential Flat Building
2 Mark St, 1-3 Marsden St
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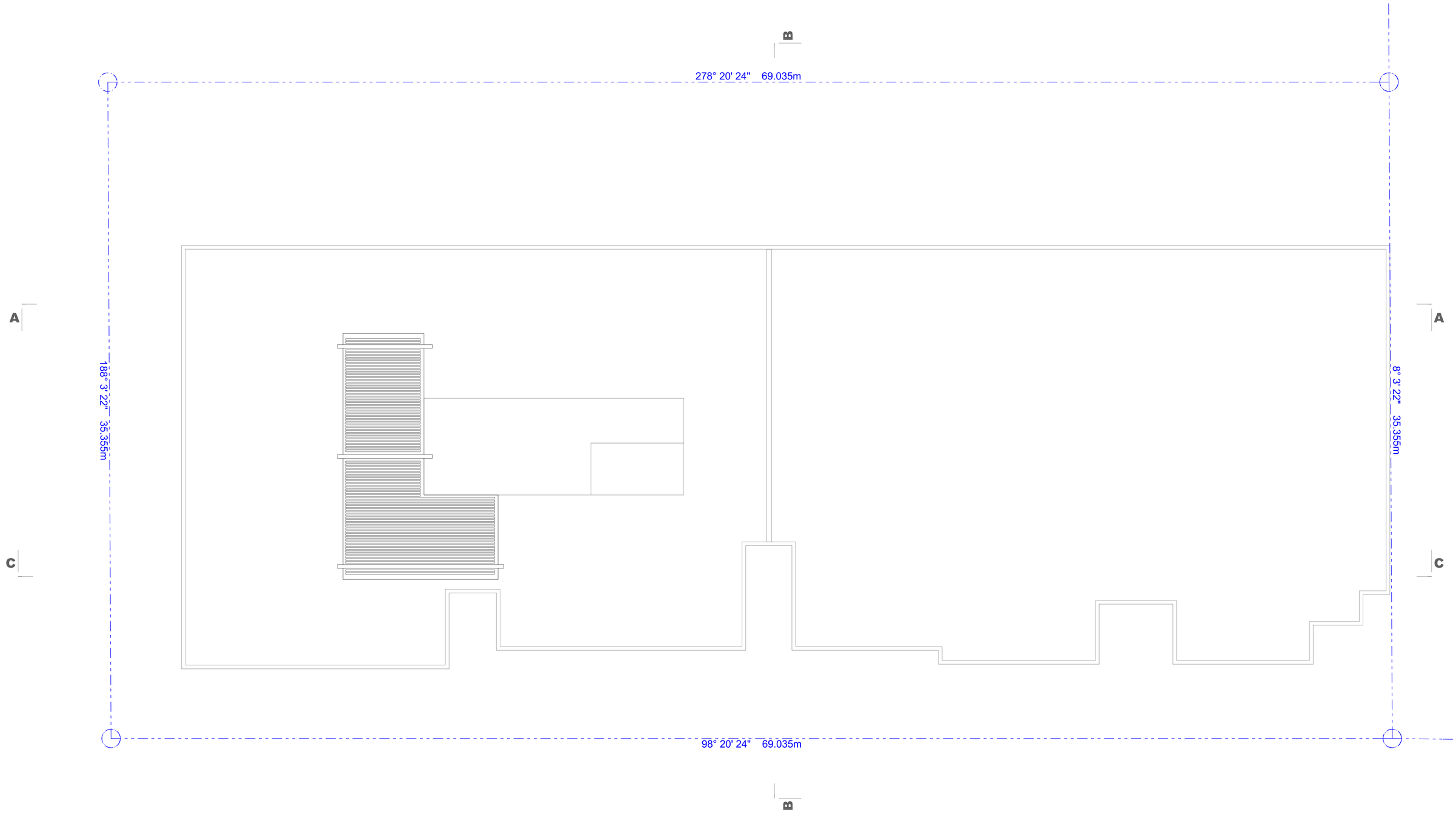
JOB No.: 8539 DA - D:15

ISSUE: D



ISSUE	AMENDMENT	DATE	DRAWN	CHECKED
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DA-C	DRAWINGS AMENDED AS PER COUNCIL RFI - MAY '18. AMENDMENTS SHOWN CLOUDED.	23/05/2018	Y T	AHM
DA-B	DRAWINGS AMENDED. ISSUED FOR COUNCIL REVIEW.	13/04/2018	Y T	AHM
DA-A	ISSUED FOR DEVELOPMENT APPLICATION	21/11/2017	Y T	AHM

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Development Application

Original Design:
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NORTH:

SHEET TITLE:
Top Roof Plan

DESIGNED:	DRAWN:	COMMENCED:	SCALE:	PRINT:
AHM	Y T	May 2017	1:100@A1 1:200@A3 or as noted	A3 SHEET

L.G.A: Cumberland Council

PLOT: Friday, 22 June 2018 2:26 PM

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PH: (+61 2) 8893 8688 WEB: www.zhinar.com.au

Residential Flat Building
2 Mark St, 1-3 Marsden St
Lidcombe, NSW 2141

JOB No.: 8539 DA - D:16

ISSUE: D

MATERIAL SCHEDULE

1. Paint Render 01 - **Dulux 'White on White'** (*O.S.A)
(Texture paint finish)

2. Paint Render 02 - **Dulux 'Bright Idea'** (*O.S.A)
(Texture paint finish)

3. Paint Render 03 - **Dulux 'Raku'** (*O.S.A)
(Texture paint finish)

4. Square beveled framebox - **Metal cladding 'Vitrabond' (Metallic) Smoke Silver Metallic** (*O.S.A)

5. Paint Render 02 - **Dulux 'Silkwort'** (*O.S.A)
(Texture paint finish)

6. Window & sliding door frames / Balustrade rails / Screens-Louvres / Roller door (*O.S.A)
Colorbond 'Woodland Grey'

7. Translucent / frosted glass balustrade (Level 2-4) (*O.S.A)

ISSUE	AMENDMENT	DATE	DRAWN	CHECKED
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Development Application

Original Design:
Zhinar Architects

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NORTH:

SHEET TITLE:
South Elevation

DESIGNED:	DRAWN:	COMMENCED:	SCALE:	PRINT:
AHM	Y T	May 2017	1:100@A1 1:200@A3 or as noted	A3 SHEET

L.G.A: Cumberland Council

PLOT: Friday, 22 June 2018 2:26 PM

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Suite 1 Level 2, 2 Rowe Street (Cnr Ryedale Road), Eastwood NSW 2122
PH: (+61 2) 9860 8988 WEB: www.zhinar.com.au

Residential Flat Building
2 Mark St, 1-3 Marsden St
Lidcombe, NSW 2141

JOB No.: 8539 DA - D:17

ISSUE: D

MATERIAL SCHEDULE

1. Paint Render 01 - **Dulux 'White on White'** (Texture paint finish) (*O.S.A)

2. Paint Render 02 - **Dulux 'Bright Idea'** (Texture paint finish) (*O.S.A)

3. Paint Render 03 - **Dulux 'Raku'** (Texture paint finish) (*O.S.A)

4. Square beveled framebox - **Metal cladding 'Vitrabond' (Metallic) Smoke Silver Metallic** (*O.S.A)

5. Paint Render 02 - **Dulux 'Silkwort'** (Texture paint finish) (*O.S.A)

6. Window & sliding door frames / Balustrade rails / Screens-Louvres / Roller door **Colorbond 'Woodland Grey'** (*O.S.A)

7. Translucent / frosted glass balustrade (Level 2-4) (*O.S.A)

ISSUE	AMENDMENT	DATE	DRAWN	CHECKED
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DA-A	ISSUED FOR DEVELOPMENT APPLICATION	21/11/2017	Y T	AHM

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Development Application

Original Design:
Zhinar Architects

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NORTH:

SHEET TITLE:
North Elevation - Marsden St

DESIGNED:	DRAWN:	COMMENCED:	SCALE:	PRINT:
AHM	Y T	May 2017	1:100@A1 1:200@A3 or as noted	A3 SHEET

PLOT: Friday, 22 June 2018 2:26 PM

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Residential Flat Building
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Lidcombe, NSW 2141

JOB No.: 8539 DA - D:18

ISSUE: D

ISSUE	AMENDMENT	DATE	DRAWN	CHECKED
DA-D	DRAWINGS AMENDED AS PER JRPP COMMENTS.	22/06/2018	Y T	AHM
DA-C	DRAWINGS AMENDED AS PER COUNCIL RFI - MAY '18. AMENDMENTS SHOWN CLOUDED.	23/05/2018	Y T	AHM
DA-B	DRAWINGS AMENDED. ISSUED FOR COUNCIL REVIEW.	13/04/2018	Y T	AHM
DA-A	ISSUED FOR DEVELOPMENT APPLICATION	21/11/2017	Y T	AHM

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Development Application

Original Design:
Zhinar Architects

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GENERAL NOTES:
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NORTH:

SHEET TITLE:
West Elevation - Mark St

DESIGNED:	DRAWN:	COMMENCED:	SCALE:	PRINT:
AHM	Y T	May 2017	1:100@A1 1:200@A3 or as noted	A3 SHEET

L.G.A: Cumberland Council

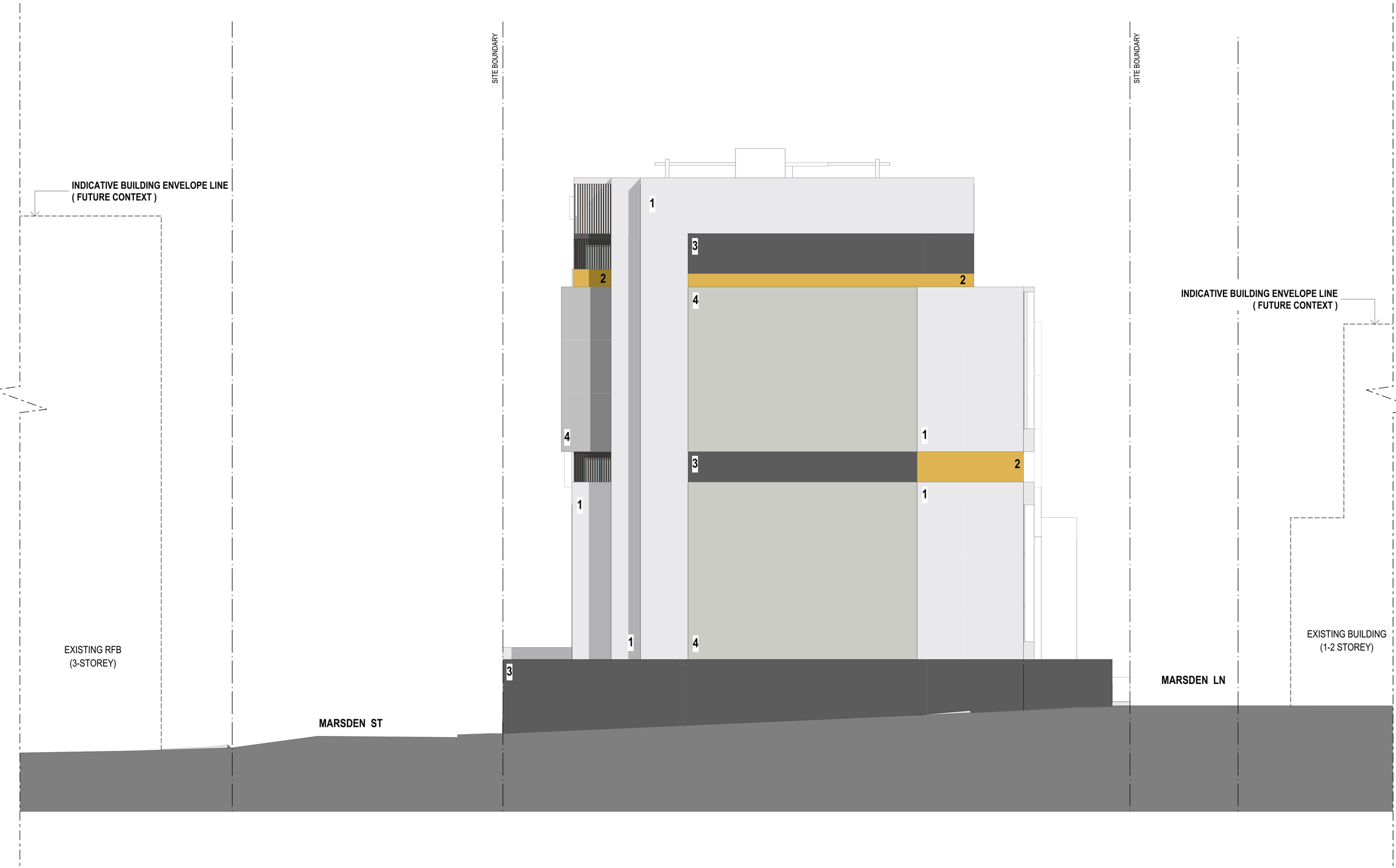
PLOT: Friday, 22 June 2018 2:27 PM

zhinar ARCHITECTS
Zhinar Architects Pty Ltd ABN: 28 495 869 790
Suite 1 Level 2, 2 Rowe Street (Cnr Ryedale Road), Eastwood NSW 2122
PH: (+61 2) 8893 8888 WEB: www.zhinar.com.au

Residential Flat Building
2 Mark St, 1-3 Marsden St
Lidcombe, NSW 2141

JOB No.: 8539 DA - D:19

ISSUE: D



ISSUE	AMENDMENT	DATE	DRAWN	CHECKED
DA-D	DRAWINGS AMENDED AS PER JRPP COMMENTS.	22/06/2018	Y T	AHM
DA-C	DRAWINGS AMENDED AS PER COUNCIL RFI - MAY '18. AMENDMENTS SHOWN CLOUDED.	23/05/2018	Y T	AHM
DA-B	DRAWINGS AMENDED. ISSUED FOR COUNCIL REVIEW.	13/04/2018	Y T	AHM
DA-A	ISSUED FOR DEVELOPMENT APPLICATION	21/11/2017	Y T	AHM

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Development Application

Original Design:
Zhinar Architects

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NORTH:

SHEET TITLE:
East Elevation

DESIGNED:	DRAWN:	COMMENCED:	SCALE:	PRINT:
AHM	Y T	May 2017	1:100@A1 1:200@A3 or as noted	A3 SHEET

L.G.A: Cumberland Council

PLOT: Friday, 22 June 2018 2:27 PM

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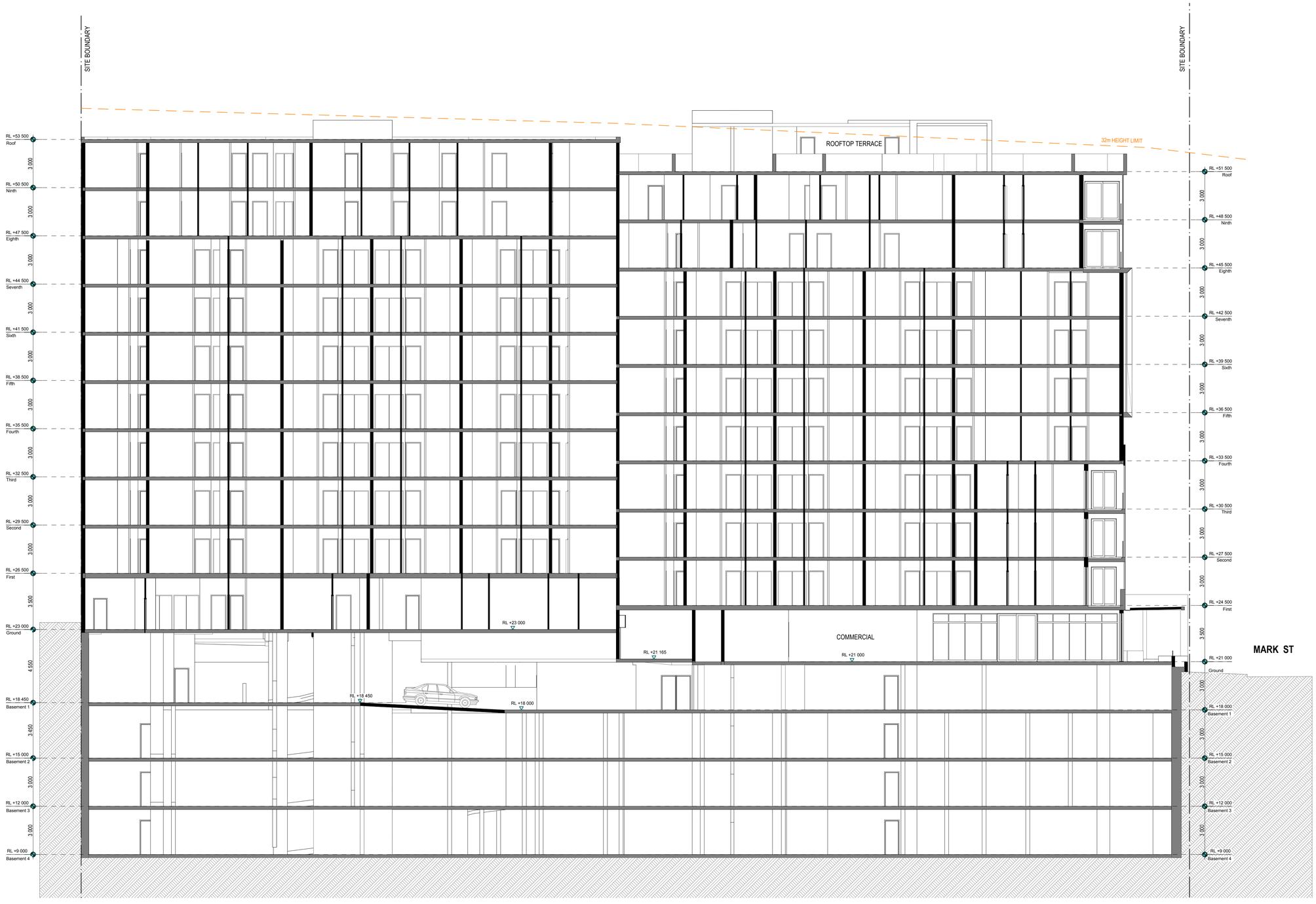
Residential Flat Building
2 Mark St, 1-3 Marsden St
Lidcombe, NSW 2141

JOB No.: 8539 DA - D:20

ISSUE: D



ISSUE	AMENDMENT	DATE	DRAWN	CHECKED
DA-D	DRAWINGS AMENDED AS PER JRPP COMMENTS.	22/06/2018	Y T	AHM
DA-C	DRAWINGS AMENDED AS PER COUNCIL RFI - MAY '18. AMENDMENTS SHOWN CLOUDED.	23/05/2018	Y T	AHM
DA-B	DRAWINGS AMENDED. ISSUED FOR COUNCIL REVIEW.	13/04/2018	Y T	AHM
DA-A	ISSUED FOR DEVELOPMENT APPLICATION	21/11/2017	Y T	AHM

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Development Application

Original Design:
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NORTH:

SHEET TITLE:
Section A

DESIGNED:	DRAWN:	COMMENCED:	SCALE:	PRINT:
AHM	Y T	May 2017	1:100@A1 1:200@A3 or as noted	A3 SHEET

L.G.A: Cumberland Council

PLOT: Friday, 22 June 2018 2:27 PM

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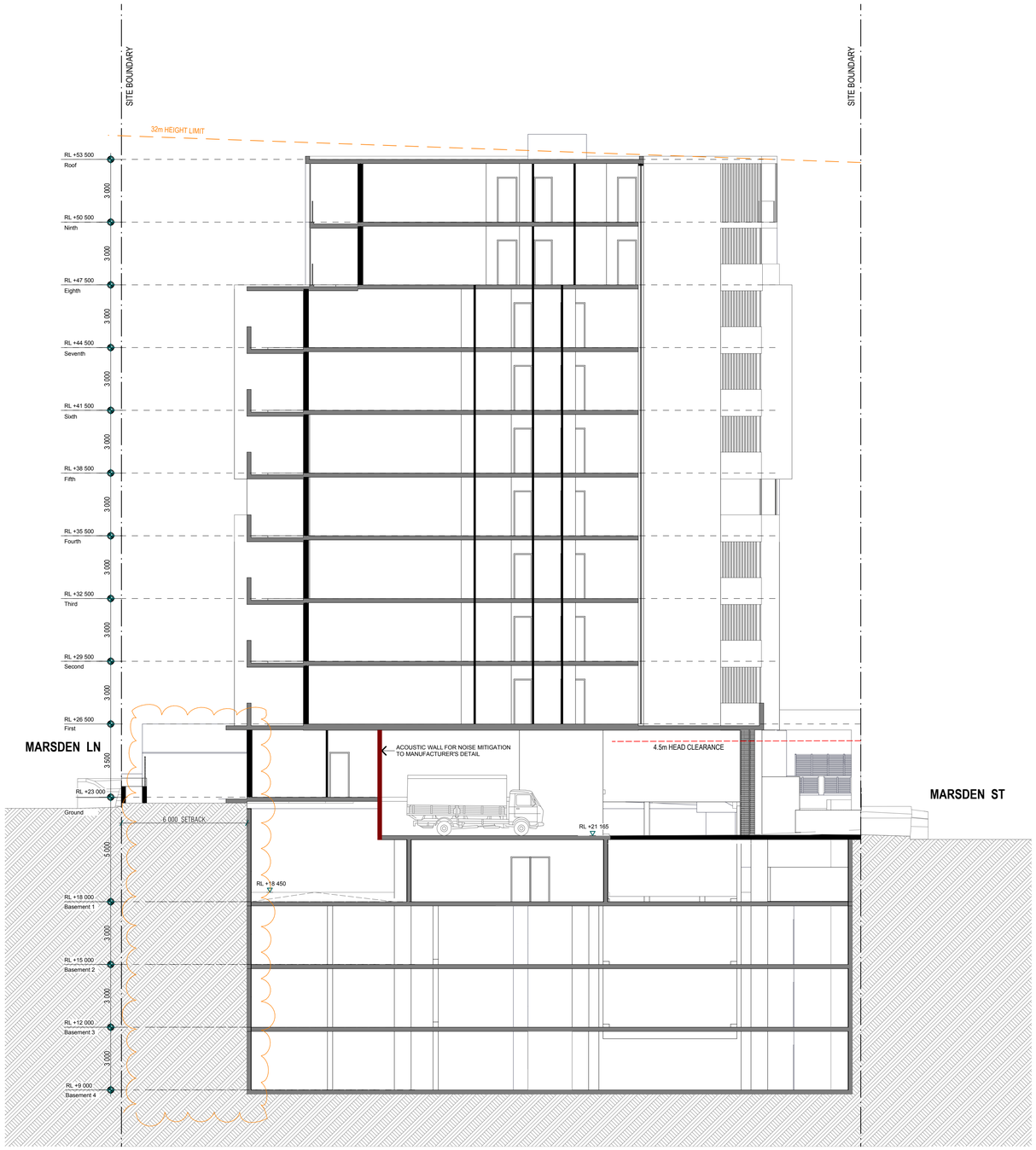
Residential Flat Building
2 Mark St, 1-3 Marsden St
Lidcombe, NSW 2141

JOB No.: 8539 DA - D:21

ISSUE: D



REVISION - D :

- PROVIDE 6m SETBACK AT REAR (NORTH EASTERN) FOR DEEP SOIL. CAR PARKING LAYOUT & NUMBER UPDATED.
- EXISTING NEIGBORING TREE AT MARSDEN LANE CUL-DE-SAC CONFIRMED CAN BE RETAINED.

ISSUE	AMENDMENT	DATE	DRAWN	CHECKED
DA-D	DRAWINGS AMENDED AS PER JRPP COMMENTS.	22/06/2018	Y T	AHM
DA-C	DRAWINGS AMENDED AS PER COUNCIL RFI - MAY '18. AMENDMENTS SHOWN CLOUDED.	23/05/2018	Y T	AHM
DA-B	DRAWINGS AMENDED. ISSUED FOR COUNCIL REVIEW.	13/04/2018	Y T	AHM
DA-A	ISSUED FOR DEVELOPMENT APPLICATION	21/11/2017	Y T	AHM

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Development Application

Original Design:
Zhinar Architects

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NORTH:

SHEET TITLE:
Section B

DESIGNED:	DRAWN:	COMMENCED:	SCALE:	PRINT:
AHM	Y T	May 2017	1:100@A1 1:200@A3 or as noted	A3 SHEET

L.G.A: Cumberland Council

PLOT: Friday, 22 June 2018 2:27 PM

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Residential Flat Building
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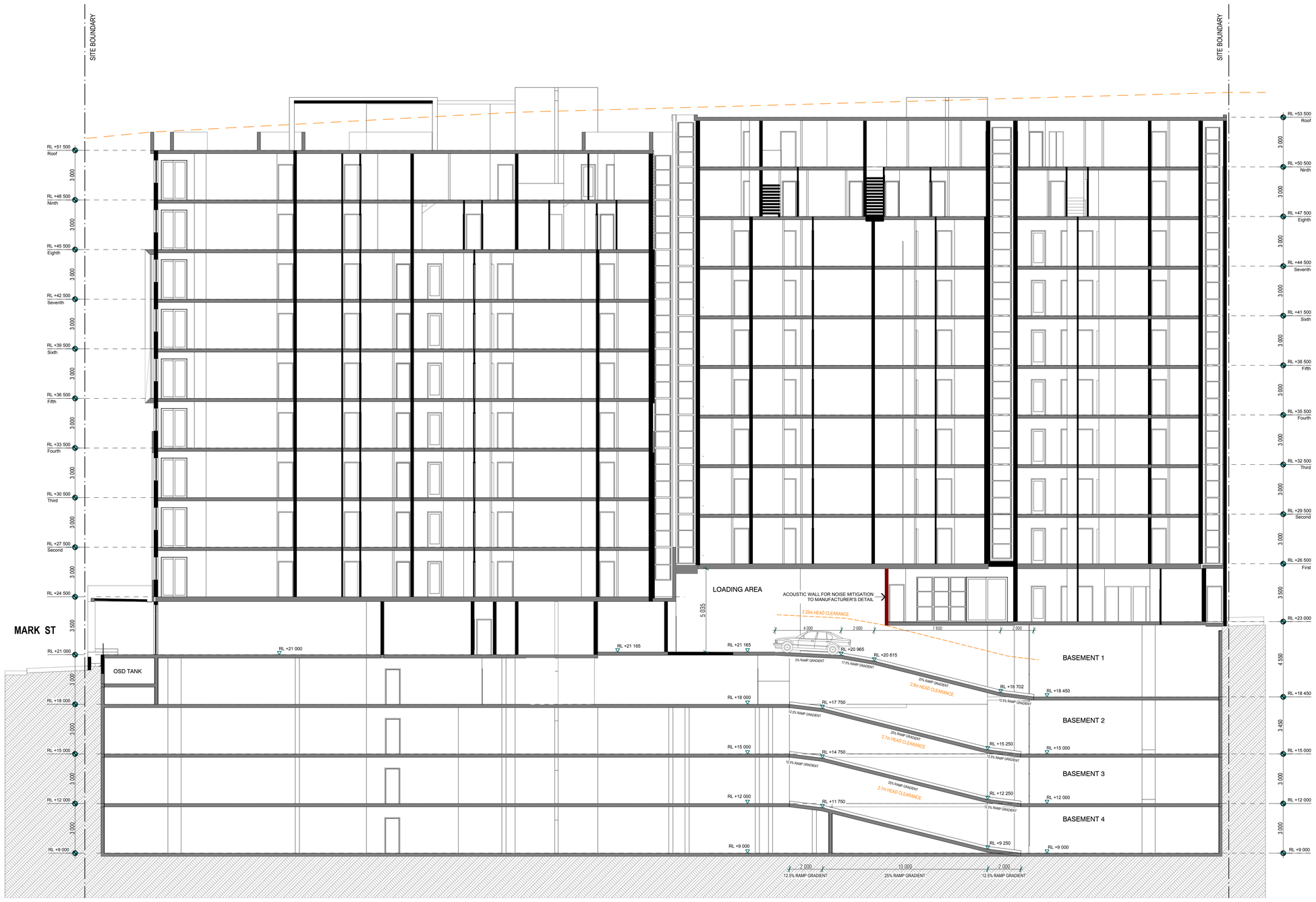
Lidcombe, NSW 2141

JOB No.:
8539 DA - D:22

ISSUE:
D



ISSUE	AMENDMENT	DATE	DRAWN	CHECKED
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DA-C	DRAWINGS AMENDED AS PER COUNCIL RFI - MAY '18. AMENDMENTS SHOWN CLOUDED.	23/05/2018	Y T	AHM
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DA-A	ISSUED FOR DEVELOPMENT APPLICATION	21/11/2017	Y T	AHM

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Development Application

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NORTH:

SHEET TITLE:
Section C

DESIGNED:	DRAWN:	COMMENCED:	SCALE:	PRINT:
AHM	Y T	May 2017	1:100@A1 1:200@A3 or as noted	A3 SHEET

L.G.A: Cumberland Council

PLOT: Friday, 22 June 2018 2:27 PM

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Residential Flat Building
2 Mark St, 1-3 Marsden St
Lidcombe, NSW 2141

JOB No.: 8539 DA - D:23

ISSUE: D

SHADOW - 9AM (21st JUNE)

SHADOW - 12PM (21st JUNE)

SHADOW - 3PM (21st JUNE)

Mark Street Elevation

ISSUE	AMENDMENT	DATE	DRAWN	CHECKED
DA-D	DRAWINGS AMENDED AS PER JRPP COMMENTS.	22/06/2018	Y T	AHM
DA-C	DRAWINGS AMENDED AS PER COUNCIL RFI - MAY '18. AMENDMENTS SHOWN CLOUDED.	23/05/2018	Y T	AHM
DA-B	DRAWINGS AMENDED. ISSUED FOR COUNCIL REVIEW.	13/04/2018	Y T	AHM
DA-A	ISSUED FOR DEVELOPMENT APPLICATION	21/11/2017	Y T	AHM

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Development Application

Original Design:
Zhinar Architects

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NORTH:

SHEET TITLE:
Shadow Diagrams (Existing Context)

DESIGNED:	DRAWN:	COMMENCED:	SCALE:	PRINT:
AHM	Y T	May 2017	1:100@A1 1:200@A3 or as noted	A3 SHEET

PLOT: Friday, 22 June 2018 2:27 PM

L.G.A: Cumberland Council

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Residential Flat Building
2 Mark St, 1-3 Marsden St
Lidcombe, NSW 2141

JOB No.: 8539 DA - D:24

ISSUE: D

IMPACT OF PROPOSED BUILDING TO EXISTING 10-14 MARSDEN ST & RECENTLY APPROVED 4-14 MARK ST

SHADOW - 9AM
(21st JUNE)

SHADOW - 10AM
(21st JUNE)

SHADOW - 11AM
(21st JUNE)

SHADOW - 12PM
(21st JUNE)

ISSUE	AMENDMENT	DRAWN	CHECKED	APPROVED
DA-D	DRAWINGS AMENDED AS PER JRPP COMMENTS.	27/06/2018	Y T	AHM
DA-C	DRAWINGS AMENDED AS PER COUNCIL RFI - MAY '18. AMENDMENTS SHOWN CLOUDED.	23/05/2018	Y T	AHM
DA-B	DRAWINGS AMENDED. ISSUED FOR COUNCIL REVIEW.	13/04/2018	Y T	AHM
DA-A	ISSUED FOR DEVELOPMENT APPLICATION	21/11/2017	Y T	AHM

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Development Application

Original Design:
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NORTH:

SHEET TITLE:
Shadow Diagrams (Winter Solstice) - 09AM-12PM

DESIGNED:	DRAWN:	COMMENCED:	SCALE:	PRINT:
AHM	Y T	May 2017	1:100@A1 1:200@A3 or as noted	A3 SHEET

PLOT: Wednesday, 27 June 2018 4:18 PM

L.G.A: Cumberland Council

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Residential Flat Building
2 Mark St, 1-3 Marsden St
Lidcombe, NSW 2141

JOB No.: 8539 DA - D:25A

ISSUE: D

SHADOW - 1PM
(21st JUNE)

SHADOW - 2PM
(21st JUNE)

SHADOW - 3PM
(21st JUNE)

ISSUE	AMENDMENT	DATE	DRAWN	CHECKED
DA-D	DRAWINGS AMENDED AS PER JRPP COMMENTS.	27/06/2018	Y T	AHM
DA-C	DRAWINGS AMENDED AS PER COUNCIL RFI - MAY '18. AMENDMENTS SHOWN CLOUDED.	23/05/2018	Y T	AHM
DA-B	DRAWINGS AMENDED. ISSUED FOR COUNCIL REVIEW.	13/04/2018	Y T	AHM
DA-A	ISSUED FOR DEVELOPMENT APPLICATION	21/11/2017	Y T	AHM

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Development Application

Original Design:
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NORTH:

SHEET TITLE:
Shadow Diagrams (Winter Solstice) - 1PM-3PM

DESIGNED:	DRAWN:	COMMENCED:	SCALE:	PRINT:
AHM	Y T	May 2017	1:100@A1 1:200@A3 or as noted	A3 SHEET

L.G.A: Cumberland Council

PLOT: Wednesday, 27 June 2018 4:18 PM

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Residential Flat Building
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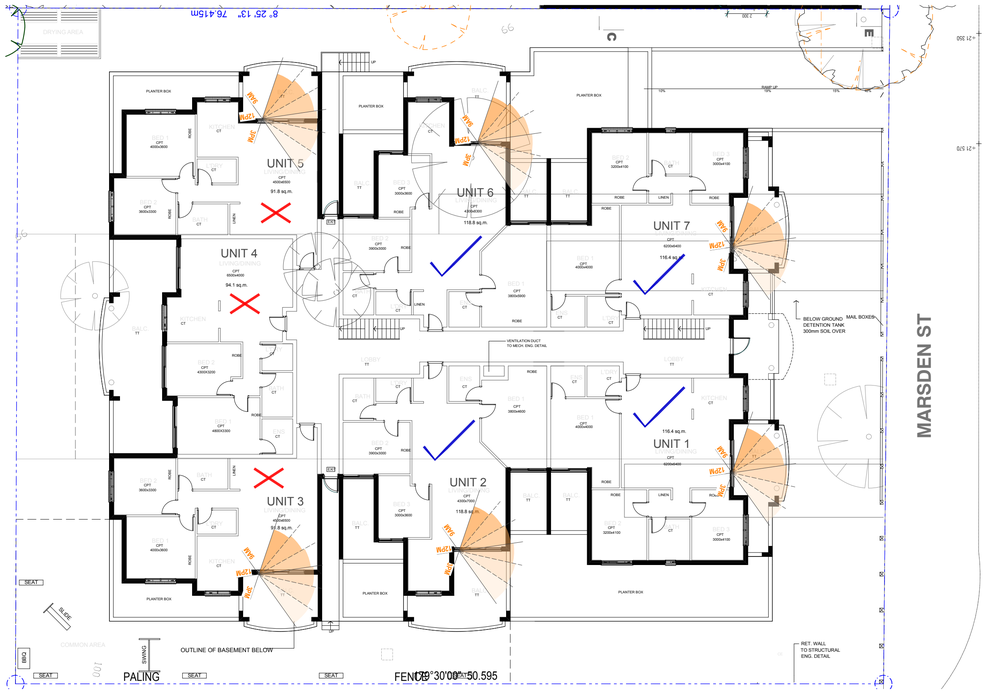
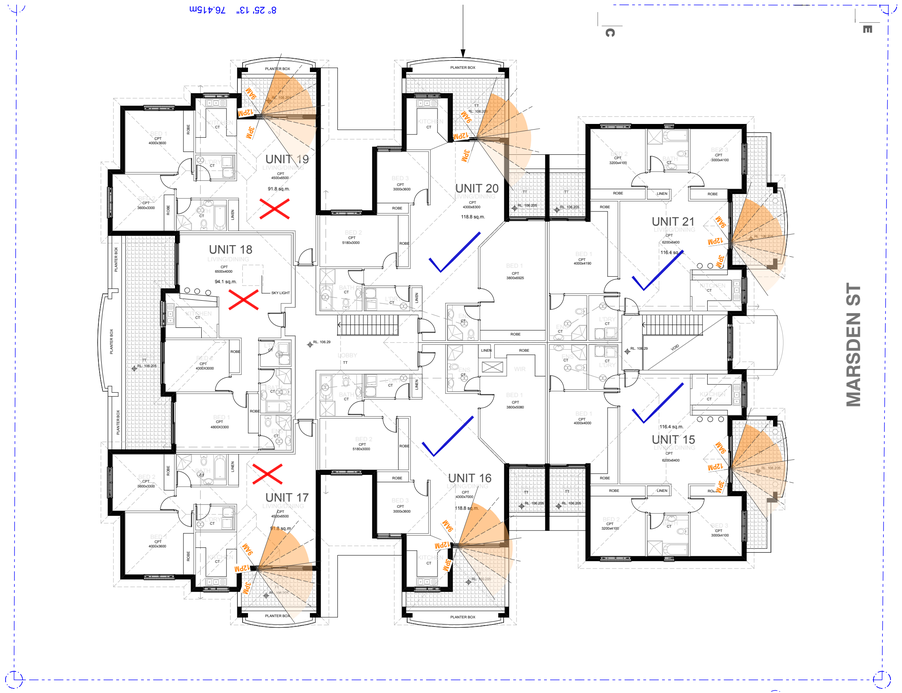
Lidcombe, NSW 2141

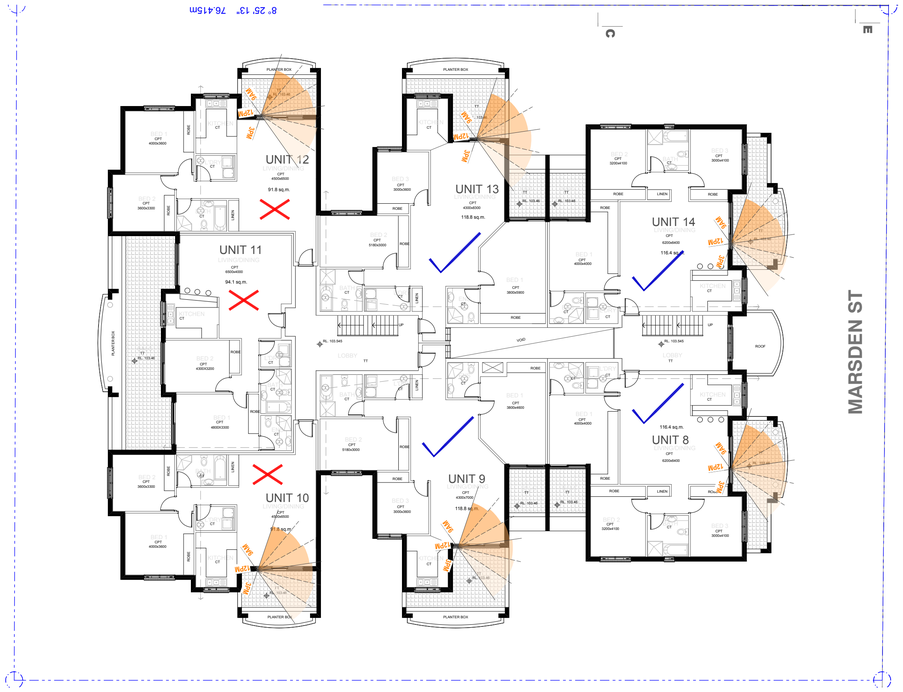
JOB No.: 8539 DA - D:25B

ISSUE: D

CURRENT SOLAR ACCESS TO EXISTING 10-14 MARSDEN ST







UNIT NUMBER & TYPE	UNIT TYPE	SOLAR ACCESS	TOTAL HOURS (2hrs MIN)	SOLAR COMPLIANCE
Unit 01, 08, 15	3BR	09:00-15:00	6	YES
Unit 02, 09, 16	3BR	09:00-11:30	2.5	YES
Unit 03, 10, 17	2BR	09:00-10:00	1	NO
Unit 04 , 11, 18	2BR	--	0	NO
Unit 05, 12, 19	2BR	13:30-15:00	1.5	NO
Unit 06, 13, 20	3BR	11:30-15:00	3.5	YES
Unit 07, 14, 21	3BR	09:00-15:00	6	YES

UNITS RECEIVING MIN. 2 HOURS SOLAR DURING WINTER SOLSTICE = 12 UNITS (57.15 %)

MIN. 2 HOURS SOLAR ACCESS

<. 2 HOURS SOLAR ACCESS

ISSUE	AMENDMENT	DATE	DRAWN	CHECKED
DA-D	DRAWINGS AMENDED AS PER JRPP COMMENTS.	27/06/2018	Y T	AHM
DA-C	DRAWINGS AMENDED AS PER COUNCIL RFI - MAY '18. AMENDMENTS SHOWN CLOUDED.	23/05/2018	Y T	AHM
DA-B	DRAWINGS AMENDED. ISSUED FOR COUNCIL REVIEW.	13/04/2018	Y T	AHM
DA-A	ISSUED FOR DEVELOPMENT APPLICATION	21/11/2017	Y T	AHM

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NORTH:

SHEET TITLE:
Current Solar Access to Existing 10-14 Marsden St

DESIGNED:	DRAWN:	COMMENCED:	SCALE:	PRINT:
AHM	Y T	May 2017	1:100@A1 1:200@A3 or as noted	A3 SHEET

L.G.A.: Cumberland Council

PLOT: Wednesday, 27 June 2018 4:18 PM

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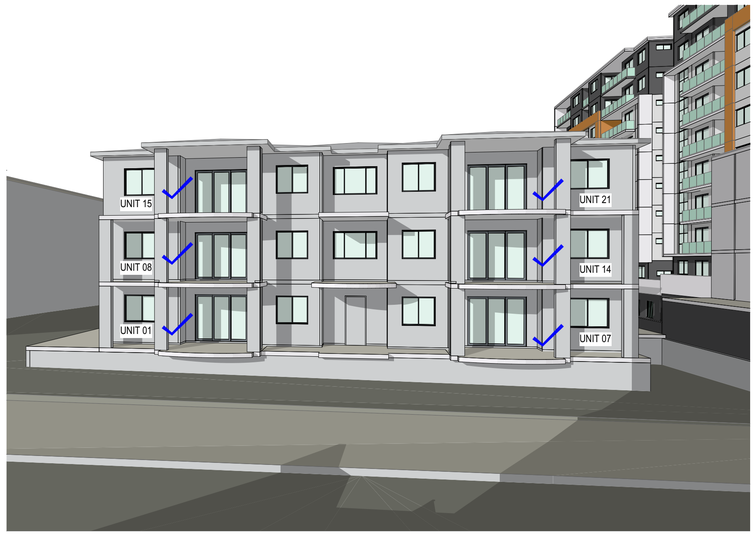
Residential Flat Building
2 Mark St, 1-3 Marsden St
Lidcombe, NSW 2141

JOB No.: 8539 DA - D:25C

ISSUE: D

IMPACT OF PROPOSED BUILDING TO EXISTING 10-14 MARSDEN ST

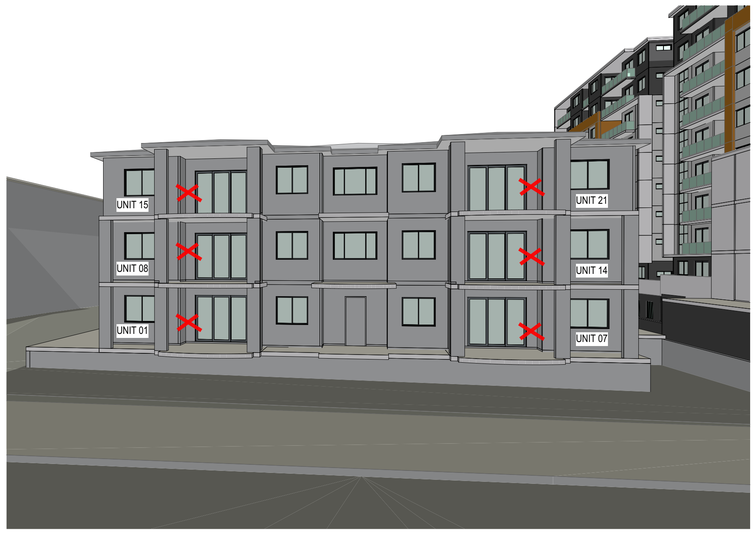
1 SHADOW ELEVATION - 9AM



2 SHADOW ELEVATION - 10AM

3 SHADOW ELEVATION - 11AM

4 SHADOW ELEVATION - 12PM



5 SHADOW ELEVATION - 1PM

RECEIVE SOLAR ACCESS

NOT RECEIVE SOLAR ACCESS

EXISTING SOLAR ACCESS TO SIX NORTH-FACING UNITS (UNIT 01, 07, 08, 14, 15, 21) AT 10-14 MARSDEN ST :
ALL SIX NORTH-FACING UNITS RECEIVE 6 HOURS SOLAR ACCESS (9AM - 3PM) DURING WINTER SOLSTICE

IMPACT OF PROPOSED DEVELOPMENT TO 10-14 MARSDEN ST DURING WINTER SOLSTICE **(9AM-3PM)** :
- THREE UNITS (UNIT 01, 08, 15) WILL RECEIVE **3 HOURS** SOLAR ACCESS
- THREE UNITS (UNIT 07, 14, 21) WILL RECEIVE **NIL** / **LESS THAN 2 HOUR** SOLAR ACCESS

PROPOSED DEVELOPMENT WILL REDUCE THE SOLAR ACCESS TO 10-14 MARSDEN ST BY **3 UNITS (14.3 %)**

ISSUE	AMENDMENT	DATE	DRAWN	CHECKED
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DA-A	ISSUED FOR DEVELOPMENT APPLICATION	21/11/2017	Y T	AHM

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NORTH:

SHEET TITLE:
Shadow Impact to 10-14 Marsden St (Winter Solstice)

DESIGNED:	DRAWN:	COMMENCED:	SCALE:	PRINT:
AHM	Y T	May 2017	1:100@A1 1:200@A3 or as noted	A3 SHEET

PLOT: Wednesday, 27 June 2018 4:18 PM

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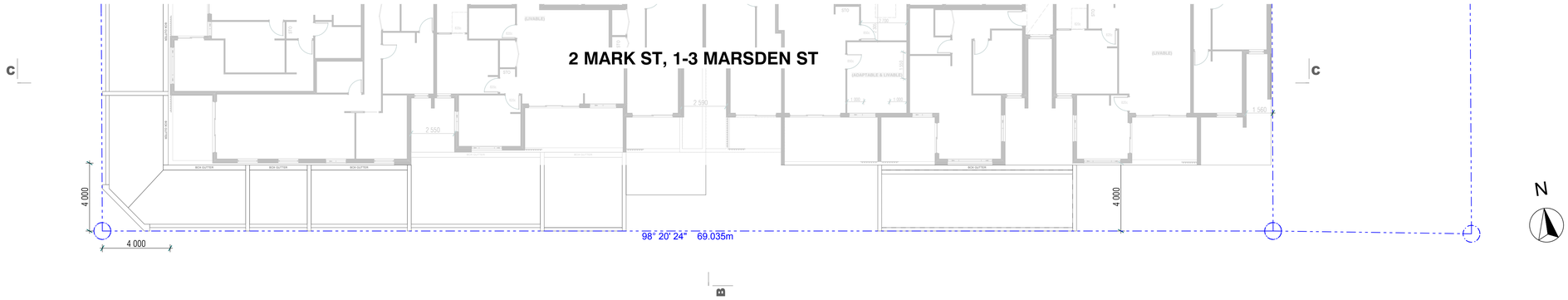
PH: (+61 2) 8893 8888 WEB: www.zhinar.com.au

Residential Flat Building
2 Mark St, 1-3 Marsden St
Lidcombe, NSW 2141

JOB No.: 8539 DA - D:25D

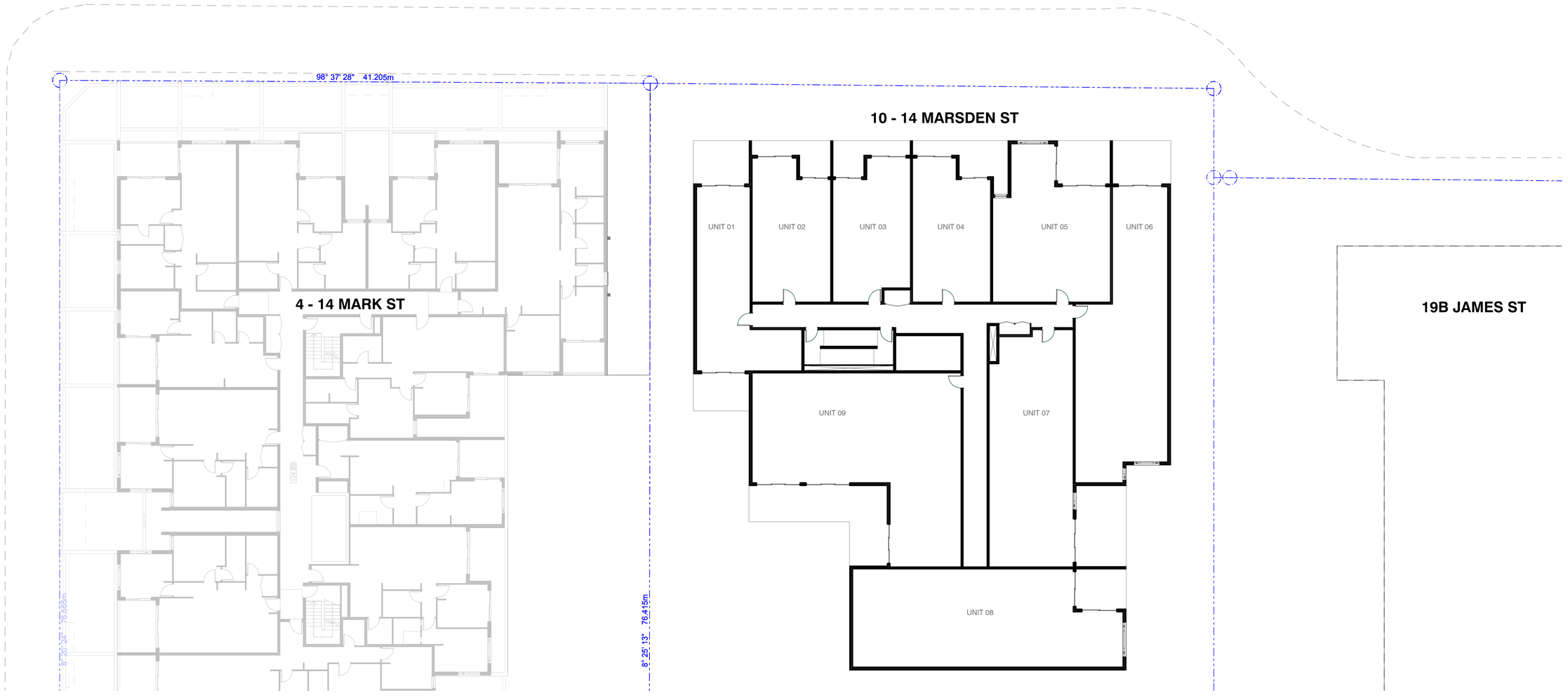
ISSUE: D

FUTURE CONTEXT OF 4-14 MARK ST, 10-14 MARSDEN ST, AND PROPOSED APPLICATION



MARSDEN ST

MARK ST



ISSUE	AMENDMENT	DATE	DRAWN	CHECKED
DA-D	DRAWINGS AMENDED AS PER JRPP COMMENTS.	27/06/2018	Y T	AHM
DA-C	DRAWINGS AMENDED AS PER COUNCIL RFI - MAY '18. AMENDMENTS SHOWN CLOUDED.	23/05/2018	Y T	AHM
DA-B	DRAWINGS AMENDED. ISSUED FOR COUNCIL REVIEW.	13/04/2018	Y T	AHM
DA-A	ISSUED FOR DEVELOPMENT APPLICATION	21/11/2017	Y T	AHM

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Development Application

Original Design:
Zhinar Architects

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NORTH:

SHEET TITLE:
Indicative Future Context of 10-14 Marden St

DESIGNED:	DRAWN:	COMMENCED:	SCALE:	PRINT:
AHM	Y T	May 2017	1:100@A1 1:200@A3 or as noted	A3 SHEET

L.G.A: Cumberland Council

PLOT: Wednesday, 27 June 2018 3:56 PM

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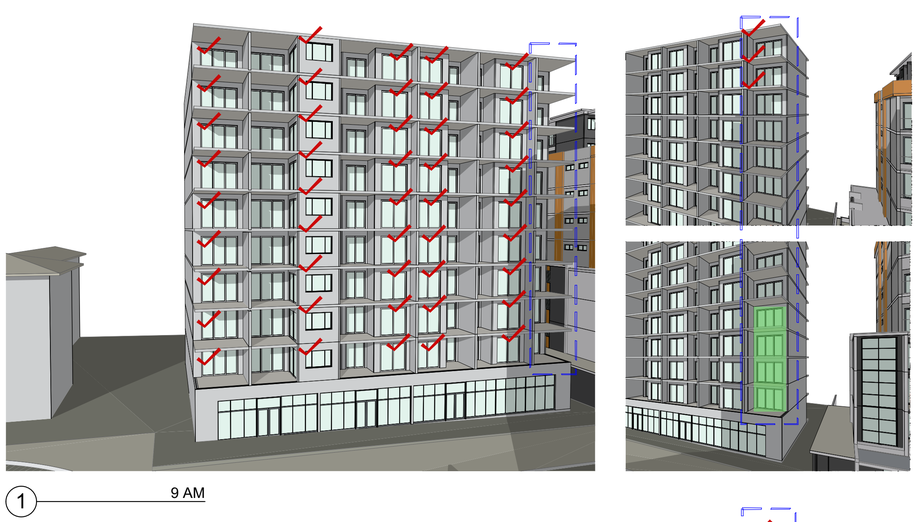
Residential Flat Building
2 Mark St, 1-3 Marsden St
Lidcombe, NSW 2141

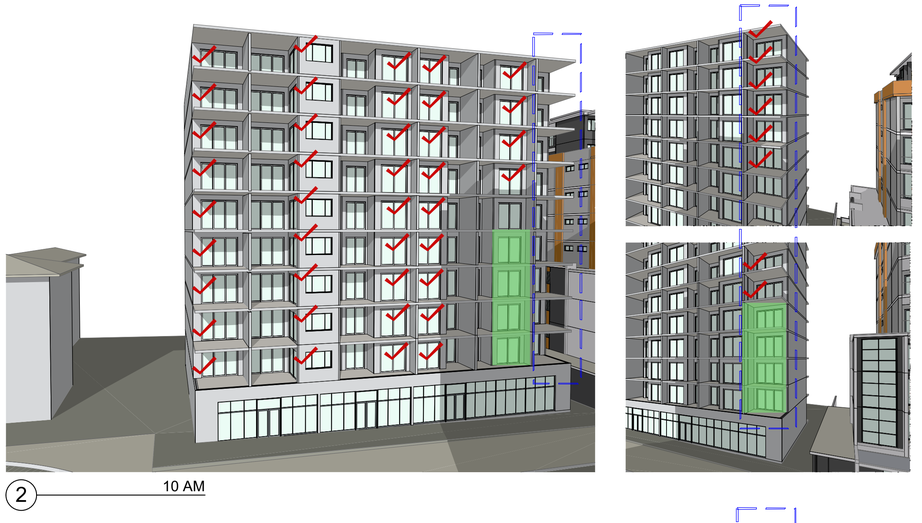
JOB No.: 8539 DA - D:25E

ISSUE: D

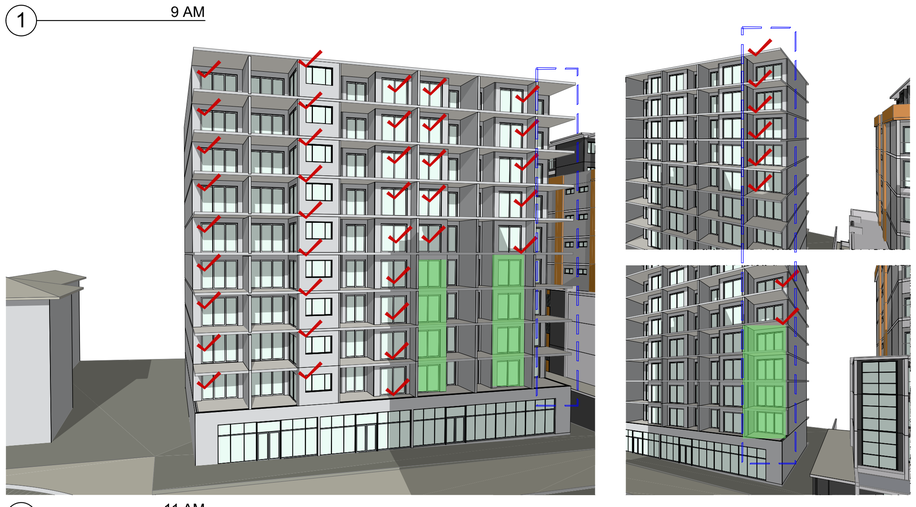
IMPACT OF PROPOSED BUILDING TO FUTURE CONTEXT OF 10-14 MARSDEN ST



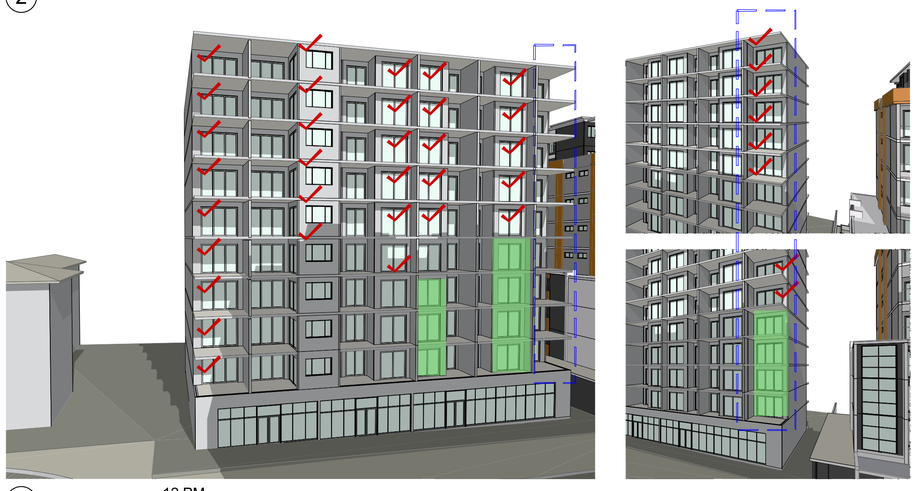
1 9 AM



2 10 AM

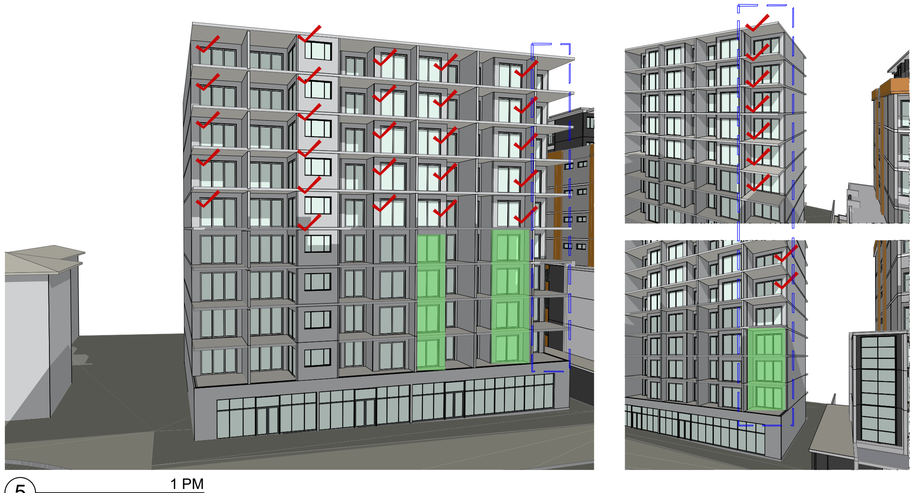


3 11 AM



4 12 PM

7 3 PM



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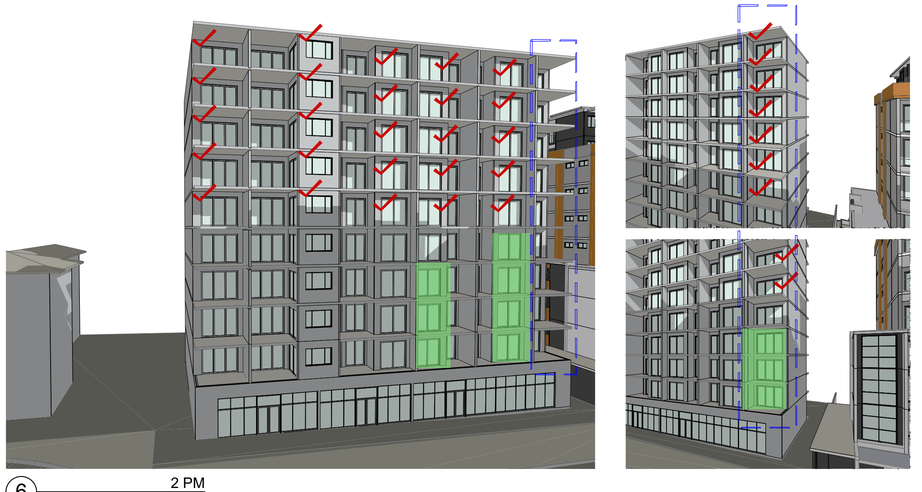

6 2 PM

SHADOW IMPACT TO 10-14 MARSDEN ST (FUTURE CONTEXT) :

* Number of residential units at 10-14 Marsden St = **84 units**
- Ground = Commercials at front + 3 residential units at rear
- L1 - L9 (typical) = 9 residential units / floor = 81 units

* Number of units receiving nil / less than 2 hours solar during winter solstice = 12 units (highlighted in green).

Proposed Development will reduce the solar access to future context of 10-14 Marsden St by 14.3%.

✓ Units receiving min. 2 hours solar during winter solstice

Units receiving less than 2 hours solar during winter solstice

ISSUE	AMENDMENT	DATE	DRAWN	CHECKED
DA-D	DRAWINGS AMENDED AS PER JRPP COMMENTS.	27/06/2018	Y T	AHM
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DA-A	ISSUED FOR DEVELOPMENT APPLICATION	21/11/2017	Y T	AHM

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Development Application

Original Design:
Zhinar Architects

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NORTH:

SHEET TITLE:
Shadow Impact to 10-14 Marsden St (FUTURE CONTEXT)

DESIGNED:	DRAWN:	COMMENCED:	SCALE:	PRINT:
AHM	Y T	May 2017	1:100@A1 1:200@A3 or as noted	A3 SHEET

L.G.A: Cumberland Council

PLOT: Wednesday, 27 June 2018 4:18 PM

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Residential Flat Building
2 Mark St, 1-3 Marsden St
Lidcombe, NSW 2141

JOB No.: 8539 DA - D:25F

ISSUE: D

IMPACT OF PROPOSED BUILDING TO RECENTLY APPROVED 4-14 MARK ST

1 9AM

2 10AM

3 11AM

4 12PM

5 1PM

6 2PM

7 3PM

✓ Units receiving min. 2 hours solar during winter solstice

Units receiving less than 2 hours solar during winter solstice

ISSUE	AMENDMENT	DATE	DRAWN	CHECKED
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NORTH:

SHEET TITLE:
Shadow Impact to 4-14 Mark St (Winter Solstice)

DESIGNED:	DRAWN:	COMMENCED:	SCALE:	PRINT:
AHM	Y T	May 2017	1:100@A1 1:200@A3 or as noted	A3 SHEET

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Residential Flat Building
2 Mark St, 1-3 Marsden St
Lidcombe, NSW 2141

JOB No.: 8539 DA - D:25G

ISSUE: D

IMPACT OF PROPOSED BUILDING TO RECENTLY APPROVED 4-14 MARK ST

1 9AM_North Eastern

2 10AM_North Eastern

3 11AM_North Eastern

4 12PM_North Eastern

5 1PM_North Eastern

6 2PM_North Eastern

7 3PM_North Eastern

✓ Units receiving min. 2 hours solar during winter solstice

Units receiving less than 2 hours solar during winter solstice

IMPACT OF PROPOSED DEVELOPMENT TO RECENTLY APPROVED DEVELOPMENT 4-14 MARK ST DURING WINTER SOLSTICE **(9AM-3PM)** :

EIGHT NORTH-FACING UNITS (HIGHLIGHTED IN GREEN) WILL RECEIVE **NIL / LESS THAN 2 HOUR** SOLAR ACCESS.

PROPOSED DEVELOPMENT WILL REDUCE THE SOLAR ACCESS TO 4 - 14 MARK ST BY **8 UNITS (4.85 %)**

ISSUE	AMENDMENT	DATE	DRAWN	CHECKED
DA-D	DRAWINGS AMENDED AS PER JRPP COMMENTS.	27/06/2018	Y T	AHM
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DA-A	ISSUED FOR DEVELOPMENT APPLICATION	21/11/2017	Y T	AHM

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NORTH:

SHEET TITLE:
Shadow Impact to 4-14 Mark St (Winter Solstice)

DESIGNED:	DRAWN:	COMMENCED:	SCALE:	PRINT:
AHM	Y T	May 2017	1:100@A1 1:200@A3 or as noted	A3 SHEET

PLOT: Wednesday, 27 June 2018 4:18 PM

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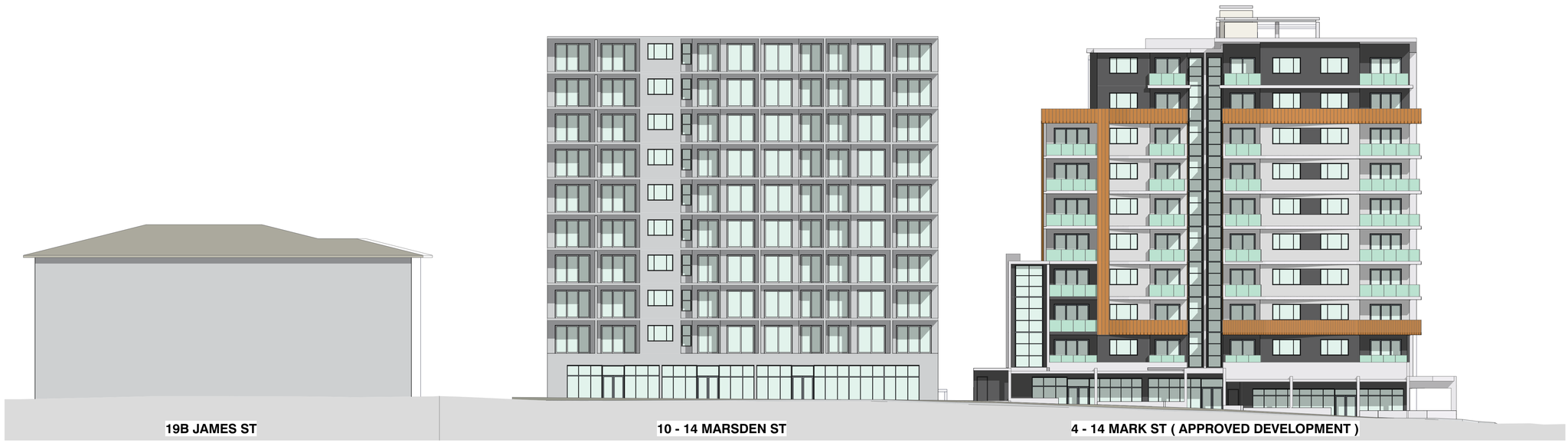
Lidcombe, NSW 2141

JOB No.: 8539 DA - D:25H

ISSUE: D



1 MARSDEN ST FRONTAGE

2 VIEW FROM MARSDEN STREET

3 MARK ST FRONTAGE

ISSUE	AMENDMENT	DATE	DRAWN	CHECKED
DA-D	DRAWINGS AMENDED AS PER JRPP COMMENTS.	28/06/2018	Y T	AHM
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NORTH:

SHEET TITLE:
FUTURE CONTEXT

DESIGNED:	DRAWN:	COMMENCED:	SCALE:	PRINT:
AHM	Y T	May 2017	1:100@A1 1:200@A3 or as noted	A3 SHEET

PLOT: Thursday, 28 June 2018 11:34 AM

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Residential Flat Building
2 Mark St, 1-3 Marsden St
Lidcombe, NSW 2141

JOB No.: 8539 DA - D:25I

ISSUE: D

IMPACT OF PROPOSED BUILDING TO FUTURE CONTEXT OF 10-14 MARSDEN ST & RECENTLY APPROVED 4-14 MARK ST

SHADOW - 9AM
(21st JUNE)

SHADOW - 10AM
(21st JUNE)

SHADOW - 11AM
(21st JUNE)

SHADOW - 12PM
(21st JUNE)

ISSUE	AMENDMENT	DRAWN	CHECKED	Drawing is NOT VALID or issued for use, unless checked.
DA-D	DRAWINGS AMENDED AS PER JRPP COMMENTS.	27/06/2018	Y T	AHM
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DA-A	ISSUED FOR DEVELOPMENT APPLICATION	21/11/2017	Y T	AHM

Development Application

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NORTH:

SHEET TITLE:
Shadow to Future 10-14 Marsden St

DESIGNED:	DRAWN:	COMMENCED:	SCALE:	PRINT:
AHM	Y T	May 2017	1:100@A1 1:200@A3 or as noted	A3 SHEET

L.G.A: Cumberland Council

PLOT: Wednesday, 27 June 2018 4:18 PM

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Residential Flat Building
2 Mark St, 1-3 Marsden St
Lidcombe, NSW 2141

JOB No.:
8539 DA - D:25J

ISSUE:
D

SHADOW - 1PM
(21st JUNE)

SHADOW - 2PM
(21st JUNE)

SHADOW - 3PM
(21st JUNE)

ISSUE	AMENDMENT	DATE	DRAWN	CHECKED
DA-D	DRAWINGS AMENDED AS PER JRPP COMMENTS.	27/06/2018	Y T	AHM
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DA-A	ISSUED FOR DEVELOPMENT APPLICATION	21/11/2017	Y T	AHM

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Development Application

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SHEET TITLE:
Shadow to Future 10-14 Marsden St

DESIGNED:	DRAWN:	COMMENCED:	SCALE:	PRINT:
AHM	Y T	May 2017	1:100@A1 1:200@A3 or as noted	A3 SHEET

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PLOT: Wednesday, 27 June 2018 4:18 PM

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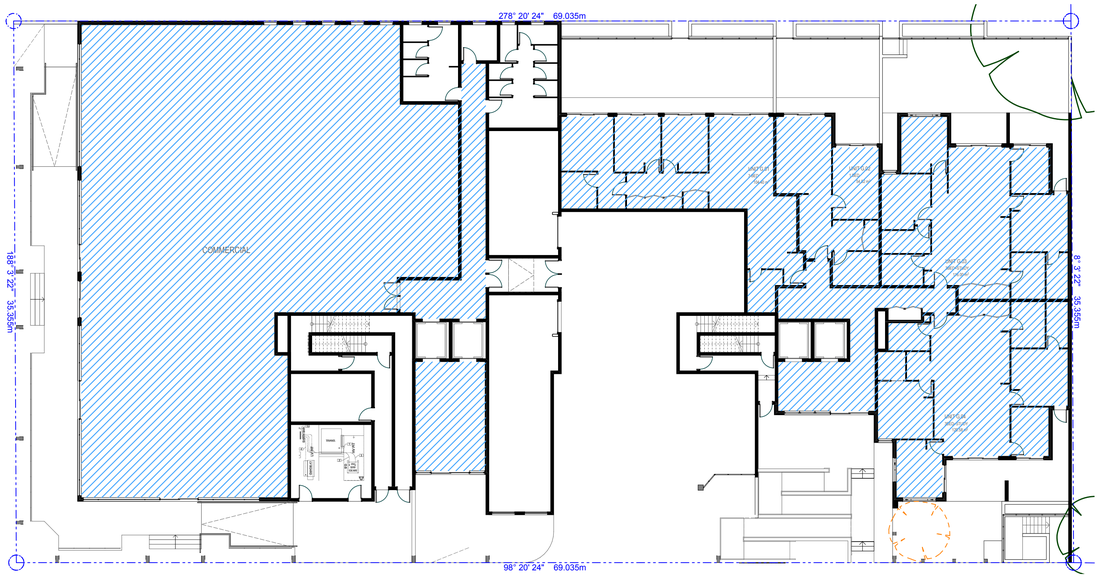
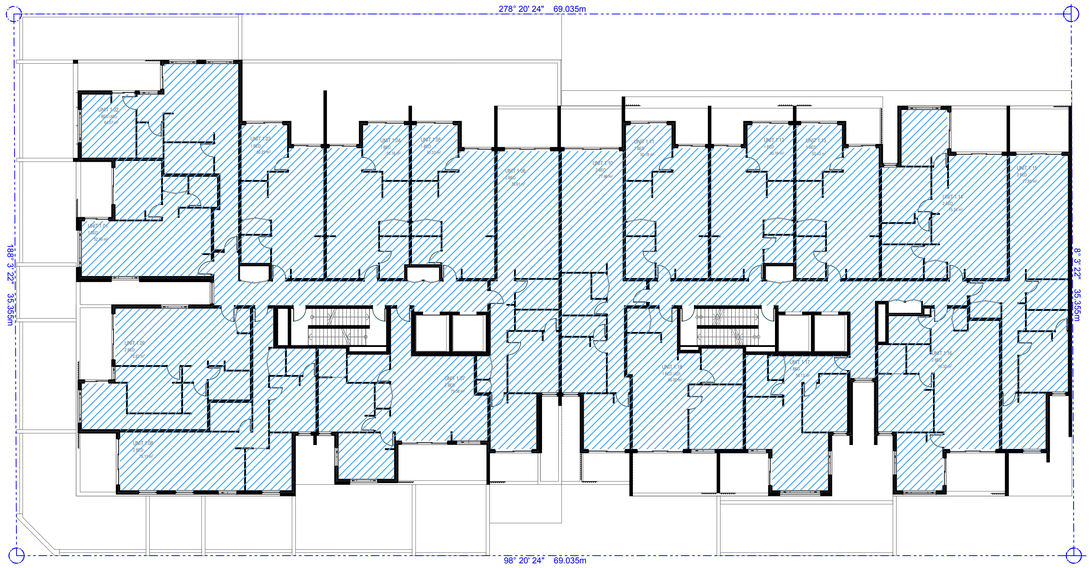
JOB No.: 8539 DA - D:25K

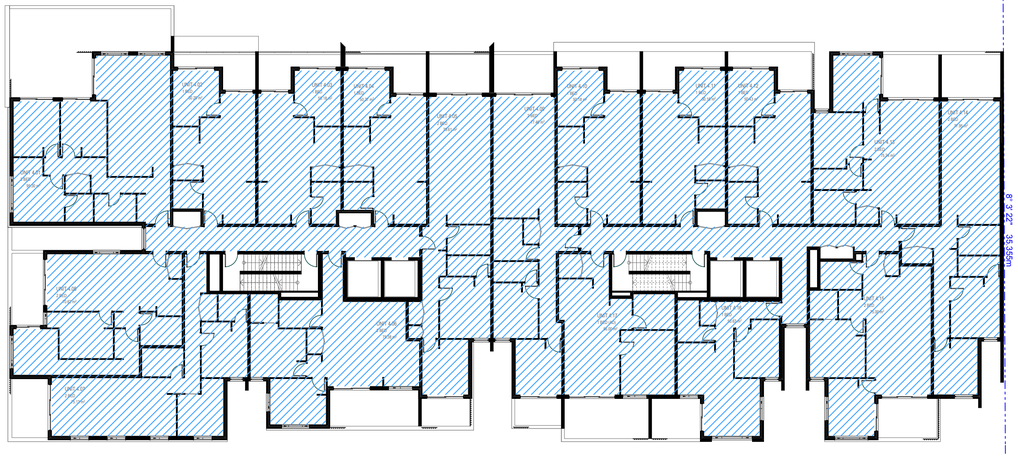
ISSUE: D



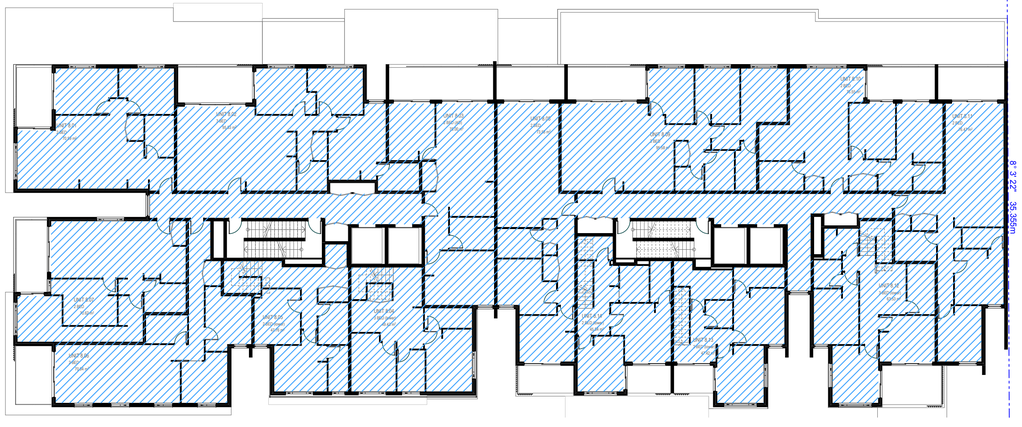
1 Ground
Scale 1 : 400 @ A3



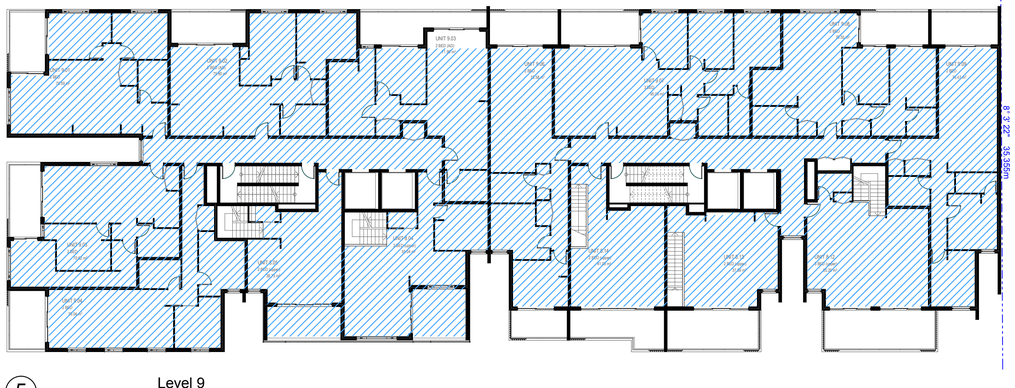
2 Level 1-3
Scale 1 : 400 @ A3



3 Level 4-7
Scale 1 : 400 @ A3



4 Level 8
Scale 1 : 400 @ A3



5 Level 9
Scale 1 : 400 @ A3

AREA INCLUDED IN GFA CALCULATION

Ground Floor	1,117.65 m2
Level 1-3	1,234.28 m2 x 3 = 3,702.84 m2
Level 4-7	1,207.27 m2 x 4 = 4,829.08 m2
Level 8	1,051.47 m2
Level 9	1,010.33 m2
TOTAL PROPOSED AREA	**11,711.37 m2 (FSR 4.8 : 1)**

ISSUE	AMENDMENT	DATE	BY	CHECKED
DA-D	DRAWINGS AMENDED AS PER JRPP COMMENTS.	22/06/2018	Y T	AHM
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NORTH:

SHEET TITLE:
GFA Calculation

DESIGNED:	DRAWN:	COMMENCED:	SCALE:	PRINT:
AHM	Y T	May 2017	1:100@A1 1:200@A3 or as noted	A3 SHEET

L.G.A: Cumberland Council

PLOT: Friday, 22 June 2018 2:28 PM

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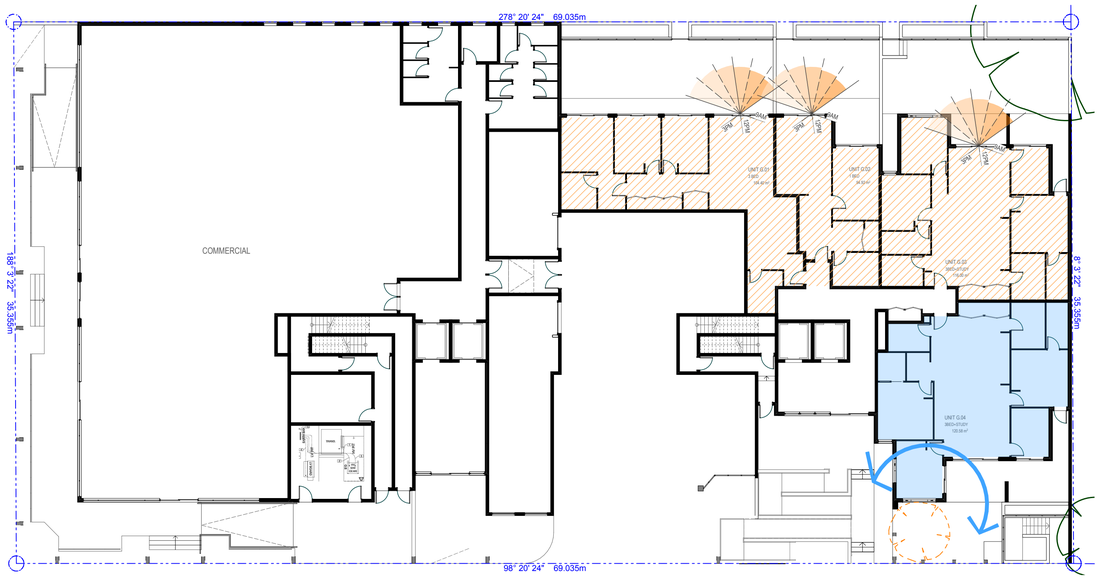
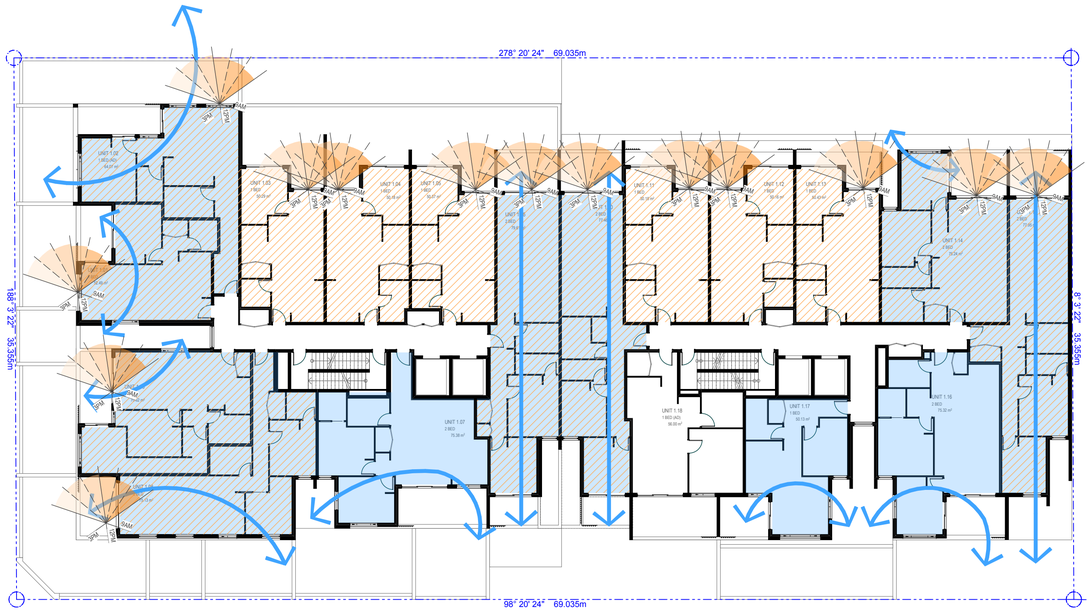
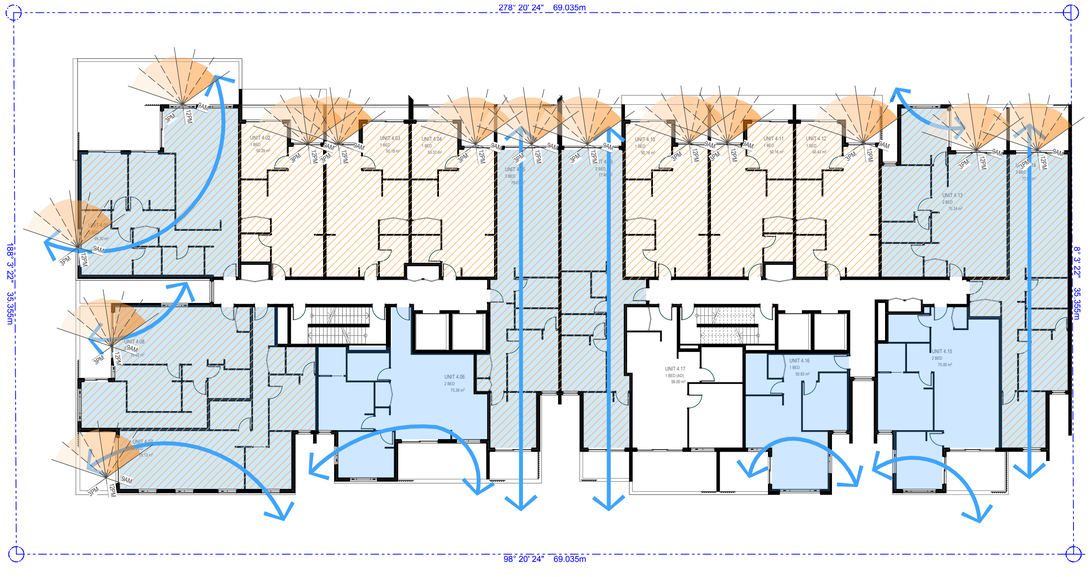
Residential Flat Building
2 Mark St, 1-3 Marsden St
Lidcombe, NSW 2141
JOB No.: 8539 DA - D:26
ISSUE: D



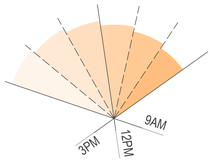
1 Ground



2 Level 1-3



3 Level 4-7



UNIT RECEIVING MIN. 2 HOURS SOLAR ACCESS TO LIVING ROOM DURING WINTER SOLSTICE (21st JUNE)

UNIT WITH CROSS VENTILATION

ISSUE	AMENDMENT	DATE	DES. MAN.	CHECKED
DA-D	DRAWINGS AMENDED AS PER JRPP COMMENTS.	22/06/2018	Y T	AHM
DA-C	DRAWINGS AMENDED AS PER COUNCIL RFI - MAY '18. AMENDMENTS SHOWN CLOUDED.	23/05/2018	Y T	AHM
DA-B	DRAWINGS AMENDED. ISSUED FOR COUNCIL REVIEW.	13/04/2018	Y T	AHM
DA-A	ISSUED FOR DEVELOPMENT APPLICATION	21/11/2017	Y T	AHM

Drawing is NOT VALID or issued for use, unless checked.

Development Application

Original Design:
Zhinar Architects

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GENERAL NOTES:
Figured dimensions shall be taken in preference to scaling.
Drawing to be read in conjunction with information on first page.
Check all dimensions and levels on site before commencing work or ordering materials.
All existing ground lines & trees location are approximate, therefore to be verified on-site by the builder.
Any discrepancies to be verified back to Zhinar Architects before proceeding.
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NORTH:

SHEET TITLE:
Solar & Cross Ventilation Diagrams 01

DESIGNED:	DRAWN:	COMMENCED:	SCALE:	PRINT:
AHM	Y T	May 2017	1:100@A1 1:200@A3 or as noted	A3 SHEET

L.G.A: Cumberland Council

PLOT: Friday, 22 June 2018 2:29 PM

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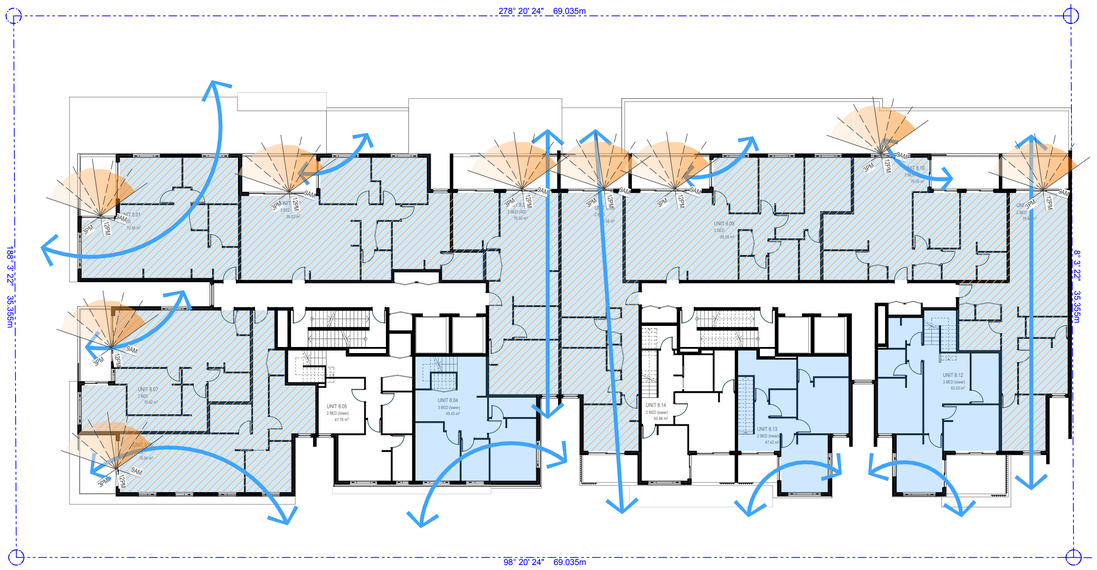
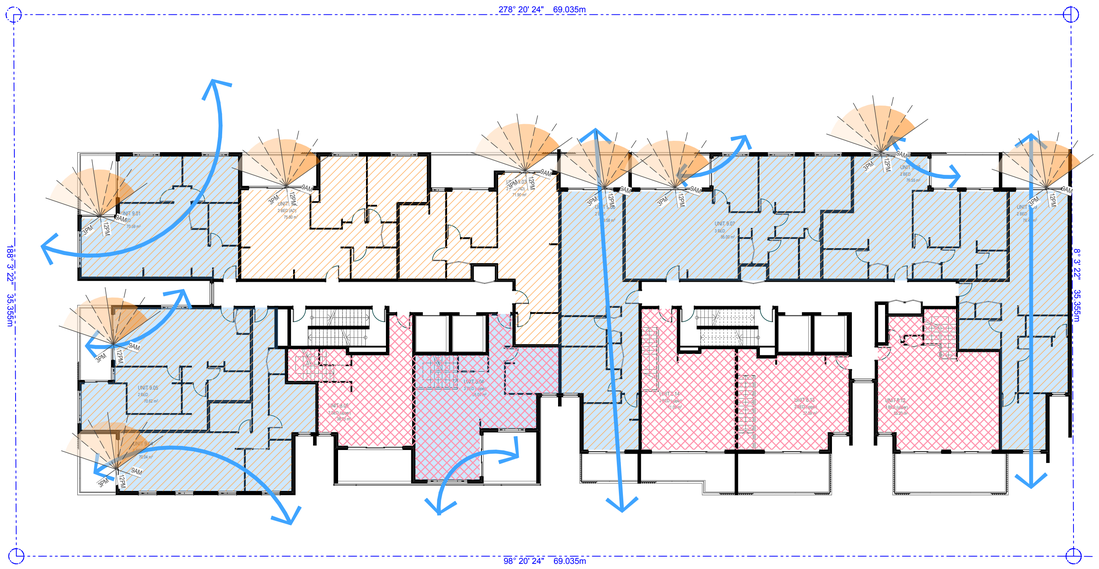
JOB No.: 8539 DA - D:27

ISSUE: D



1 Level 8



2 Level 9

Solar & Cross Ventilation Compliance

UNIT NUMBER & TYPE	UNIT TYPE	CROSS VENT.	SOLAR ACCESS	TOTAL HOURS (2hrs MIN)	SOLAR COMPLIANCE	P.O.S (m2)
Unit G.01	3BR (AD)	NO	9:00 – 15:00	6	YES	66.43
Unit G.02	1BR (AD)	NO	9:00 – 15:00	6	YES	38.13
Unit G.03	3BR	NO	10:30-14:00	3.5	YES	78.62
Unit G.04	3BR	YES	--	0	NO	25 + 26.77 = 51.77
Unit 1.01 – 3.01 (typical)	1BR	YES	12:00 – 15:00	3	YES	8.39
Unit 1.02 – 3.02 (typical)	1BR (AD)	YES	9:00 – 15:00	6	YES	10.29
Unit 1.03 – 3.03 (typical), Unit 4.02 – 7.02 (typical)	1BR	NO	10:00-12:30	2.5	YES	13.82
Unit 1.04 – 3.04 (typical), Unit 4.03 – 7.03 (typical)	1BR	NO	10:00-12:30	2.5	YES	8.56
Unit 1.05 – 3.05 (typical), Unit 4.04 – 7.04 (typical)	1BR	NO	10:30 – 13:00	2.5	YES	9.03
Unit 1.06 – 3.06 (typical), Unit 4.05 – 7.05 (typical)	2BR	YES	10:00 – 13:30	3.5	YES	10.61+ 6.04
Unit 1.07 – 3.07 (typical), Unit 4.06 – 7.06 (typical)	2BR	YES	--	0	NO	14.45
Unit 1.08 – 3.08 (typical), Unit 4.07 – 7.07 (typical)	2BR	YES	14:00 – 15:00	1	NO	10
Unit 1.09 – 3.09 (typical), unit 4.08 – 7.08 (typical)	2BR	YES	13:00 – 15:00	2	YES	10.77
Unit 1.10 – 3.10 (typical), Unit 4.09 – 7.09 (typical)	2BR	YES	10:00 – 13:00	3	YES	10.8 + 5.93 = 16.73
Unit 1.11 – 3.11 (typical), Unit 4.10 – 7.10 (typical)	1BR	NO	10:30 – 13:00	2.5	YES	8.61
Unit 1.12 – 3.12 (typical), Unit 4.11 – 7.11 (typical)	1BR	NO	10:00-12:30	2.5	YES	8.56
Unit 1.13 – 3.13 (typical), unit 4.12 – 7.12 (typical)	1BR	NO	10:00 – 14:00	4	YES	8.47
Unit 1.14 – 3.14 (typical), Unit 4.13 – 7.13 (typical)	2BR	YES	10:00 – 13:00	3	YES	10.89
Unit 1.15 – 3.15 (typical), Unit 4.14 – 7.14 (typical)	2BR	YES	10:00 – 13:00	3	YES	11.55
Unit 1.16 – 3.16 (typical), unit 4.15 – 7.15 (typical)	2BR	YES	--	0	NO	10.34
Unit 1.17 – 3.17 (typical), unit 4.16 – 7.16 (typical)	1BR	YES	--	0	NO	8.55
Unit 1.18 – 3.18 (typical), unit 4.17 – 7.17 (typical)	1BR (AD)	NO	--	0	NO	14.85
Unit 4.01 – 7.01	3BR	YES	9:00 – 15:00	6	YES	15.09
Unit 8.01 – 9.01 (typical)	2BR	YES	11:00 – 15:00	4	YES	10.17
Unit 8.02	3BR	YES	10:00 – 14:00	4	YES	12.15
Unit 8.03	2BR (AD)	YES	9:30 – 14:30	5	YES	15.66
Unit 8.04	3BR	YES	(skylight)	6	YES	12.39
Unit 8.05	2BR	NO	(skylight)	6	YES	10.56
Unit 8.06, Unit 9.04 (typical)	2BR	YES	14:00 – 15:00	1	NO	10
Unit 8.07, Unit 9.05 (typical)	2BR	YES	13:00 – 15:00	2	YES	10.77
Unit 8.08, Unit 9.06 (typical)	2BR	YES	10:00 – 14:00	4	YES	10.23 + 6.46 = 16.69
Unit 8.09, Unit 9.07 (typical)	3BR	YES	9:30 – 14:00	4.5	YES	12.17
Unit 8.10, Unit 9.08 (typical)	2BR	YES	9:00 – 15:00	6	YES	10.17
Unit 8.11, Unit 9.09 (typical)	2BR	YES	9:00 – 14:00	5	YES	10.12 + 33.65 = 43.77
Unit 8.12	3BR	YES	(skylight)	6	YES	10.42 + 19.33 = 29.75
Unit 8.13	2BR	YES	(skylight)	6	YES	5+ 16 = 21
Unit 8.14	2BR	NO	(skylight)	6	YES	5.54 + 12.77 = 18.31
Unit 9.02	2BR (AD)	NO	9:30 – 14:00	4.5	YES	10.69
Unit 9.03	2BR (AD)	NO	9:00 – 15:00	6	YES	14.46
		93 / 149 UNITS		111 / 149 UNITS		
		62.42%		**74.50%**		
		(min. 60%)		(min. 70%)		

Objective 4A-1

To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space

Design criteria

1. Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours direct sunlight between 9 am and 3 pm at mid winter in the Sydney Metropolitan Area and in the Newcastle and Wollongong local government areas

SOLAR ACCESS
113 OF 151 UNITS = 74.83%

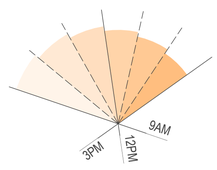
Objective 4B-3

The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents

Design criteria

1. At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building. Apartments at ten storeys or greater are deemed to be cross ventilated only if any enclosure of the balconies at these levels allows adequate natural ventilation and cannot be fully enclosed

NATURAL CROSS VENTILATION
94 OF 151 UNITS = 62.25%



UNIT RECEIVING MIN. 2 HOURS SOLAR ACCESS TO LIVING ROOM DURING WINTER SOLSTICE (21st JUNE)

UNIT WITH CROSS VENTILATION

UNIT RECEIVING SOLAR ACCESS FROM ROOF SKYLIGHT

ISSUE	AMENDMENT	DATE	DRAWN	CHECKED
DA-D	DRAWINGS AMENDED AS PER JRPP COMMENTS.	22/06/2018	Y T	AHM
DA-C	DRAWINGS AMENDED AS PER COUNCIL RFI - MAY '18. AMENDMENTS SHOWN CLOUDED.	23/05/2018	Y T	AHM
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DA-A	ISSUED FOR DEVELOPMENT APPLICATION	21/11/2017	Y T	AHM

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Development Application

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Zhinar Architects

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SHEET TITLE:
Solar & Cross Ventilation Diagrams 02

DESIGNED:	DRAWN:	COMMENCED:	SCALE:	PRINT:
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JOB No.: 8539 DA - D:28

ISSUE: D